



45 Shearwater Close, Stevenage, SG2 9RX
£199,995



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AN IDEAL FIRST TIME PURCHASE! A Fantastic opportunity to acquire this well presented, modern one bedroom FREEHOLD house enjoying a pleasant cul de sac location on the eastern outskirts of the town yet within a short walk of the local Sainsbury's Supermarket.

The property has been well maintained by the current owners and is offered for sale in good decorative order throughout. In addition there is Economy 7 electric heating, UPVC leaded light double glazed windows, chrome downlighters to smooth plastered ceilings and recently replaced fascia boards and guttering, whilst a loft ladder provides access to a part boarded loft providing ideal storage space. Outside, at the front of the house there is a pleasant low maintenance front garden with a decked seating area and an allocated parking space at the end of the row.

The main ground floor living area combines a modern kitchen with both living and dining areas whilst the first floor landing provides access to a most spacious master bedroom and a modern white bathroom with electric shower over a corner bath.

Viewing highly recommended

LOCATION

Stevenage comprises both the New and Old



Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

UPVC front door with external storage cupboard opening to:

MAIN LIVING AREA 6.41 x 3.68 (21'0" x 12'1")

The main living area combines a modern fitted kitchen with both seating and dining areas finished with practical wooden laminate flooring, TV and phone points, staircase rising to the first floor with useful cupboard below, Economy 7 storage heater, downlighters and entrance recess with coat hanging space.

KITCHEN

Fitted with a range of oak base and eye level units and drawers finished with granite effect work surfaces with an inset stainless steel sink unit with mixer tap, a range of appliances include an integrated stainless steel and glazed oven with a electric ceramic hob above with a concealed extractor fan over, washing machine and fridge/freezer. Extractor fan.

LANDING

Recently re-carpeted stairs and landing with access to part boarded loft space with light and retractable loft ladder, Economy 7 storage heater, downlighters and doors to:

MASTER BEDROOM 3.67 x 3.57 (12'0" x 11'9")

A most generous sized room with measurements including the airing cupboard with hot water tank and laundry shelves, wall mounted electric heater, downlighters and two leaded light double glazed windows to the front elevation.

BATHROOM 1.98 x 1.62 (6'6" x 5'4")

Fitted with a modern white three piece suite comprising a pedestal hand wash basin, low level WC and a corner bath with deck mounted taps and an electric Triton shower over. Wall mounted Dimplex heater, extractor fan and fully tiled walls.

OUTSIDE



FRONT GARDEN

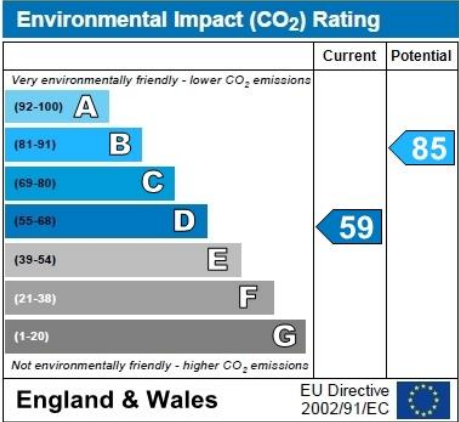
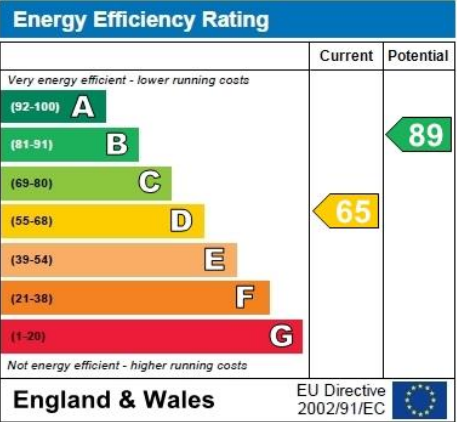
Deep front garden enclosed by picket fencing with shingled borders and decked seating area, paved path with steps to the front door.

PARKING

Allocated, numbered parking pace situated at the end of the row within close proximity to the property.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.
The Council Tax Band is "B" and the amount payable for the year 2017/18 is £1,241.60.



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