



PUTTERILLS

est. 1992

37 Morecambe Close  
Stevenage SG1 2AZ  
**£264,995**

## MODERN TWO BEDROOM HOME CONVENIENTLY SITUATED WITHIN WALKING DISTANCE OF THE HISTORIC OLD TOWN HIGH STREET AND MAINLINE RAILWAY STATION.

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

A well presented two bedroom home enjoying a pleasant cul-de-sac location opposite a small green, whilst conveniently situated within easy walking distance of the historic Old Town High Street and mainline railway Station. The property has been well maintained by the current owners and represents an ideal first time purchase or buy to let investment. The open-plan lounge/dining room is an excellent feature of this home providing both seating and dining areas with further benefits including Economy 10 electric storage heaters, modern UPVC double glazed windows and doors, a private sunny rear garden with the advantage of a door from the garden opening directly into the single garage to the rear. In full the accommodation comprises a lounge, dining area, a fitted kitchen, first floor landing leading to two bedrooms and a modern fitted bathroom. Viewing 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 double glazed front door opening to:

#### LOUNGE 4.39 x 3.75 (14'5" x 12'4")

Measurements include the staircase rising to the first floor with useful storage cupboard below. A well presented comfortable room finished with stylish wooden effect flooring, wall mounted electric storage heater, TV and telephone points and double glazed window to the front elevation with views to the green opposite. Lounge opening to:

#### DINING AREA 2.06 x 2.58 (6'9" x 8'6")

Continuation of stylish wooden effect flooring, ample space for dining table, wall mounted electric storage heater and double glazed french doors opening to the rear garden. Archway to:

#### KITCHEN 2.46 x 1.63 (8'1" x 5'4")

Fitted with a range of white base and eye level units and drawers finished with grey rolled edge work surfaces with an inset stainless steel sink unit with mixer tap. Space and plumbing for kitchen appliances, continuation of stylish wooden effect flooring, mosaic tiled splashbacks and double glazed window to the rear elevation.

#### FIRST FLOOR LANDING

Access to the loft space with light. Doors to:

#### BEDROOM ONE 3.76 x 2.86 (12'4" x 9'5")

Wall mounted electric heater and double glazed window to the rear elevation.

#### BEDROOM TWO 3.10 x 2.00 (10'2" x 6'7")

A further generous bedroom with measurements excluding the built-in double

wardrobe with storage shelf above and an airing cupboard with hot water tank and laundry shelves, wall mounted electric heater and double glazed window to the front elevation with views to the green opposite.

#### FAMILY BATHROOM 1.91 x 1.68 (6'3" x 5'6")

Fitted with a modern white three-piece suite comprising a panelled bath with separate electric shower over, low level wc and a pedestal hand wash basin, wooden laminate flooring, white tiled walls with decorative border tile to half-height, Dimplex electric heater and extractor fan.

#### OUTSIDE FRONT

The property enjoys a pleasant position overlooking a small green with a front garden laid to lawn with pathway extending to the storm porch and front door.

#### REAR GARDEN

A private rear garden laid to lawn with paved terrace enclosed by wooden panelled fencing whilst enjoying a sunny private aspect with the advantage of a personal door opening directly to the garage at the rear.

### **GARAGE**

Single garage with up and over door, power and light with personal door to the rear garden.

### **PARKING**

Ample residents parking with additional visitors bays available.

### **AGENTS NOTE**

We have been advised by the current owners that there is £120.00 per year service charge for the upkeep and maintenance of the communal areas.

### **TENURE, COUNCIL TAX AND EPC**

The Tenure of this property is FREEHOLD.  
The Council Tax Band is "C" and the amount payable for the year 2017/18 is £1,418.97.  
EPC currently awaited.

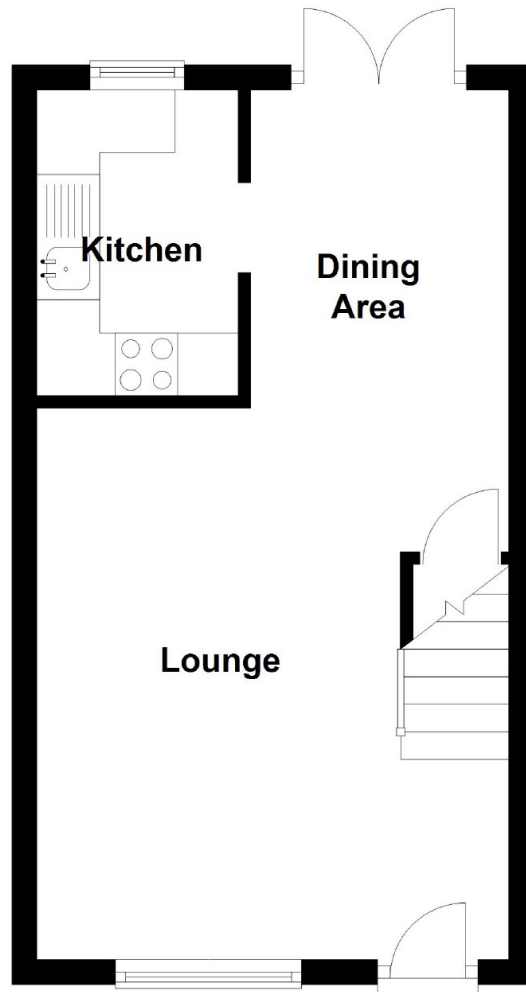




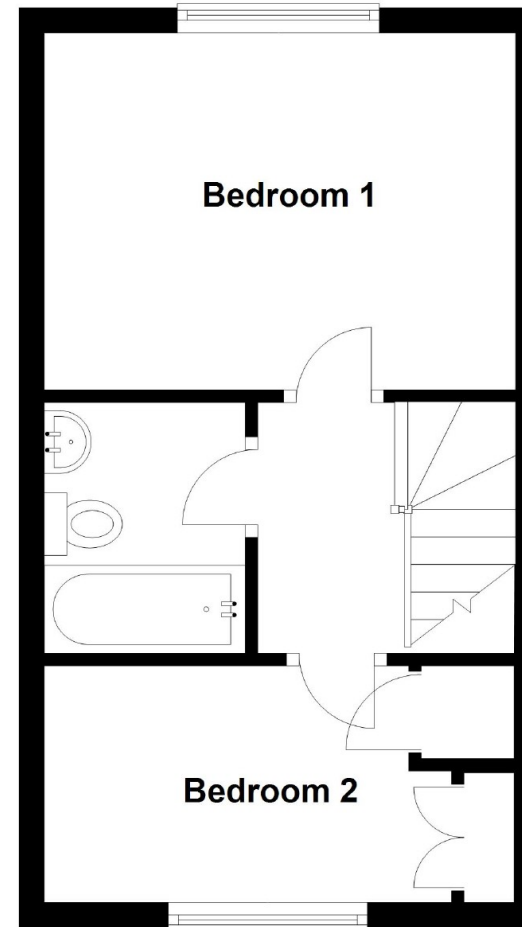




## Ground Floor



## First Floor



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