



PUTTERILLS

est. 1992

68 Brixham Close  
Stevenage SG1 2SA  
**£284,995**

## CONVENIENTLY LOCATED, CHAIN FREE, THREE BEDROOM MIDDLE ROW HOME WITH GARAGE AND DRIVEWAY.

\* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \*

Conveniently situated on the outskirts of the Old Town, within walking distance of the historic High Street and mainline railway station, a CHAIN FREE three bedroom home with the advantage of a generous detached single garage, a pleasant rear garden and driveway. Whilst the property is well presented throughout, this home would benefit from a degree of further modernisation with practical benefits already including double glazed windows, modern gas fired central heating and a recently refitted modern first floor shower room. The accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge, dining room, kitchen, rear lobby, first floor landing leading to three bedrooms and a modern fitted shower room. 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:

#### RECEPTION HALLWAY 6.30 x 1.80 (20'8" x 5'11")

Staircase rising to the first floor, telephone point, wall light, coats cupboard with meters, UPVC double glazed door to the rear lobby with further doors to:

#### DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin, radiator and double glazed window to the front elevation.

#### DINING ROOM 3.20 x 2.46 (10'6" x 8'1")

Ample space for dining table, radiator, double glazed window to the front elevation and decorative archways leading to:

#### KITCHEN 3.20 x 2.48 (10'6" x 8'2")

Fitted with a range of wooden edged base and eye level units finished with complementary wooden effect rolled edge work surfaces and an inset stainless steel sink unit with chrome mixer tap. Appliances include an integrated stainless steel and glazed single oven with separate four-ring gas hob with extractor canopy above, integrated fridge/freezer and space and plumbing for washing machine. Tiled splashbacks and double glazed window to the front elevation.

#### LOUNGE 5.01 x 3.00 (16'5" x 9'10")

A most comfortable room with a stone feature decorative fireplace extending to a media shelf, two TV aerial points and two radiators and double glazed patio doors opening to the rear garden.

#### REAR LOBBY

Tiled flooring, personal door opening to the garage, double glazed door and window opening to the rear garden.

#### FIRST FLOOR LANDING

Access to the loft space, airing cupboard housing hot water cylinder with laundry shelves. Doors to:

#### BEDROOM ONE 3.51 x 3.21 (11'6" x 10'6")

Measurements include a range of built-in bedroom furniture with a radiator and double glazed window to the rear elevation.

#### BEDROOM TWO 3.50 x 3.00 (11'6" x 9'10")

Measurements include a built-in double wardrobe whilst excluding a generous walk-in wardrobe, radiator and double glazed window to the front elevation.

#### BEDROOM THREE 3.59 x 2.74 (11'9" x 9'0")

Measurements taken into recess with measurements excluding a built-in double wardrobe, radiator and double glazed window to the rear elevation.

## **FAMILY SHOWER ROOM 2.11 x 1.67 (6'11" x 5'6")**

Fitted with a modern white three-piece suite comprising a low level wc with concealed cistern set to white gloss panels with push button flush and a white vanity shelf above extending to a hand wash basin with chrome mixer tap with white high gloss vanity cupboard and drawers below. Corner shower cubicle with fitted power shower, white tiled walls with contrasting mosaic border tile, chrome heated towel rail, downlighters and double glazed window to the front elevation.

## **OUTSIDE**

### **FRONT**

The property is set back behind a pedestrian pathway flanked by clipped conifer screening with the path extending to the front door with flower and shrub borders to either side.

### **REAR GARDEN**

A further highlight of the property is the well maintained rear garden, laid to lawn with well stocked flower and shrub border to one side with paved terrace, enclosed by wooden panelled fencing with gated access to driveway at the rear.

### **GARAGE**

Generous single garage with up and over door, power and light with a driveway in front of the garage providing off-road parking for a least one vehicle.

### **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 2018/19 is £1,501.26.  
The EPC Rating is: "D".





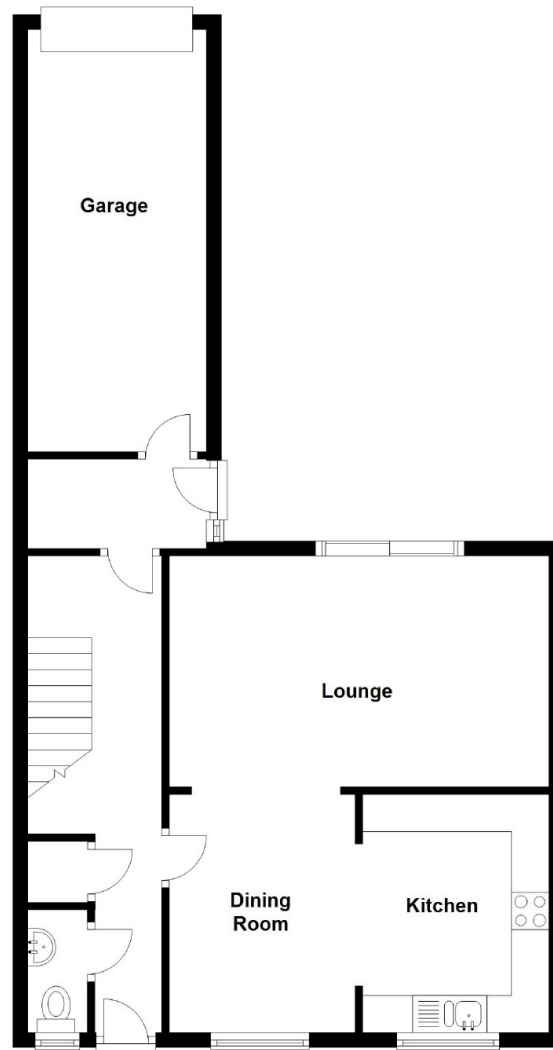




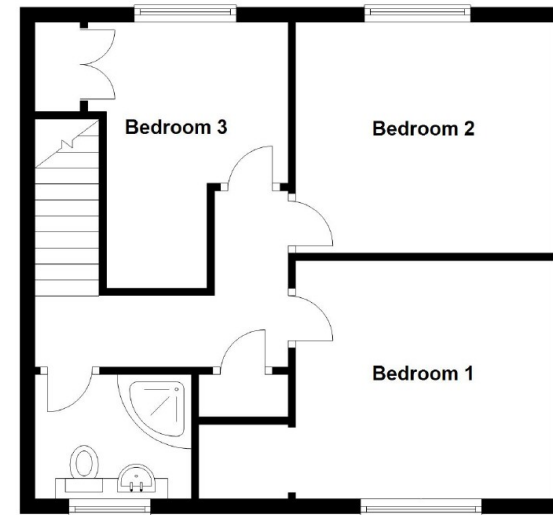




Ground Floor



First Floor



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