



P U T T E R I L L S

— est. 1992 —

35 Haycroft Road
Stevenage SG1 3JL
£279,995

VICTORIAN COTTAGE FORMALLY THREE BEDROOMS NOW TWO DOUBLES WITH FIRST FLOOR BATHROOM IN NEED OF SYMPATHETIC MODERNISATION, WITHIN EASY WALKING DISTANCE OF THE HISTORIC OLD TOWN HIGH STREET.

*** STAMP DUTY EXEMPT FOR FIRST TIME BUYERS ***

CHAIN FREE. An attractive, Victorian two bedroom cottage, built originally as a three bedroom home, now with the convenience of a spacious first floor bathroom. Conveniently situated within the heart of the Old Town within walking distance of the Historic High Street. The property would benefit from a degree of modernisation whilst offering an excellent opportunity to either extend or alter the current layout, currently benefiting from double glazed windows and a modern gas fired central heating system. The established rear garden is a further feature approaching 100ft in length with a private sunny aspect. The accommodation comprises a lounge, separate dining room, kitchen, rear lobby/utility area, downstairs cloakroom/wc, lean-to, first floor landing leading to two double bedrooms and a 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 3.61 x 3.31 (11'10" x 10'10")

With feature wooden fireplace with an inset living flame gas fire with marble hearth and surround, cupboard and shelving to recess, TV point, radiator and sliding door to:

DINING ROOM 4.24 x 3.37 (13'11" x 11'1")

Measurements include a part-enclosed staircase rising to the first floor with storage cupboard below, radiator, wall mounted gas fire, central heating thermostat, double glazed window to the rear elevation and sliding door to:

KITCHEN 2.09 x 1.79 (6'10" x 5'10")

Wooden trimmed base and eye level units finished with marble effect rolled edge work surfaces with

an inset stainless steel sink unit, space for cooker, tiled splashbacks and double glazed door and window to the side of the property. Doorway to:

REAR LOBBY 2.00 x 1.16 (6'7" x 3'10")

Further base and eye level units with door to the lean-to and sliding door to:

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and a wall mounted hand wash basin.

LEAN-TO / UTILITY AREA 1.84 x 1.59 (6'0" x 5'3")

A temporary wooden construction, currently used as a utility area with space and plumbing for further kitchen appliances with window to the rear elevation.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 4.08 x 3.32 (13'5" x 10'11")

A generous master bedroom with measurements excluding built-in wardrobes across the width of the room with sliding doors with a further built-in single wardrobe, radiator and two double glazed windows to the front elevation.

BEDROOM TWO 3.46 x 2.66 (11'4" x 8'9")

Measurements include a range of built-in wardrobes with cupboards above and an airing

cupboard housing the hot water tank with laundry shelves to the side. Radiator and double glazed window to the rear elevation.

BATHROOM 3.02 x 1.83 (9'11" x 6'0")

Fitted with a panelled bath, low level wc, vanity hand wash basin with cupboard below, wide shower cubicle with fitted shower, radiator, white tiled splashbacks, wall mounted gas fired boiler and double glazed window to the rear elevation.

OUTSIDE FRONT

The property is set back from the road behind an established front garden with decorative brick boundary walls, gate providing access to the front door and covered side passageway leading to the rear garden.

REAR GARDEN

A further highlight of the property is the generous rear garden, approaching 100ft in length, with a wooden summerhouse and two garden sheds, the garden beyond laid to lawn with deep well stocked shrub borders and pathway extending to the gated access at the rear.

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".







