



PUTTERILLS

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22 Grove Road, Old Town, Stevenage, SG1 3NU
£374,995

SUBSTANTIAL TWO DOUBLE BEDROOM EDWARDIAN SEMI-DETACHED OFFERED FOR SALE CHAIN FREE WHILST CONVENIENTLY SITUATED IN THE HEART OF THE OLD TOWN.

A rare opportunity to purchase a most attractive Edwardian three bedroom semi-detached home conveniently situated within the heart of the Old Town, just a short walk from the historic High Street and mainline railway station beyond. The property is linked to the neighbouring property on the first floor only and enjoys a deceptively spacious arrangement of accommodation set behind an attractive white rendered elevation with the original period exposed timbers. The property has been extended to the rear with a conservatory style addition creating versatile generous ground floor accommodation whilst enjoying the added benefit of a sizeable rear garden. Other practical benefits include double glazing and gas central heating. The accommodation comprises an entrance porch, reception hallway, open-plan lounge/dining room, modern fitted kitchen/breakfast room, first floor landing leading to two double bedrooms and family bathroom. The property is offered for sale CHAIN FREE and viewing is recommended.

STEVENAGE

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 and local Schools. Here 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

Double glazed front door opening to:

ENTRANCE PORCH

With further double glazed door opening to:

RECEPTION HALLWAY

Staircase rising to first floor with storage recess below, radiator and door to:

LOUNGE / DINING ROOM 22'4" x 15'4" (6.81m x 4.67m)

The original lounge and dining room have previously been combined to create a

spacious open-plan main reception area enjoying the benefit of an attractive double glazed bay window to the front elevation, useful storage corner cupboard, TV and phone points, two radiators, ample space for a dining table and wide opening through to:

KITCHEN / BREAKFAST ROOM 15'11" x 10'8" (4.85m x 3.25m)

The property has been extended to the rear, cleverly designed and constructed utilising a combination of brick retaining walls and glazed part vaulted ceiling. Kitchen area defined by a comprehensive range of high gloss white base and eye level units with chrome handles complemented by black granite effect high gloss work surfaces with an inset stainless steel sink unit with mixer tap. Built in stainless steel oven with inset electric hob and stainless steel extractor fan above. Freestanding under-counter fridge, separate freezer and washing machine included in the sale. Black and white ceramic tiled splashbacks, space for breakfast table, tiled flooring and fitted ceiling blinds. Double glazed windows and doors opening to the rear garden.

FIRST FLOOR LANDING

Storage cupboard and doors to:

BEDROOM ONE 11'2 x 10'11 (3.40m x 3.33m)

Measurements exclude the door recess. Radiator and double glazed window to front elevation.

BEDROOM TWO 11'1 x 9'2 (3.38m x 2.79m)

A further double bedroom with a radiator, storage cupboard and double glazed window to the rear elevation.

BATHROOM 2.79 x 2.37 (9'2" x 7'9")

Fitted with a white three-piece suite comprising a panelled bath with chrome mixer tap and shower attachment, fitted shower screen, low level wc, pedestal hand wash basin, shaver point, fully tiled walls, chrome heated towel rail and double glazed window to the rear elevation. Access to the loft space.

OUTSIDE

FRONT

Small front garden with brick retaining wall, pathway to front door and gated access to rear garden.

REAR GARDEN

Approximately 80ft in length laid predominantly to lawn with paved patio at the rear of the property enclosed by wooden panelled fencing. Gated access to the front.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.
The Council Tax Band is "D" and the amount payable for the year 2018/19 is £1688.92.
The EPC Rating is "D".





