



PUTTERILLS

est. 1992

6 School Close, Stevenage, SG2 9TY
£250,000

IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

Situated on the outskirts of Shephall, close to Peartree Recreation Ground, a three bedroom middle row with scope for improvement and refurbishment. The property represents an ideal first time purchase or a buy to let investment with a tenant currently insitu paying £900.00 per calendar month. The accommodation comprises an entrance hall, lounge/dining room, kitchen, first floor landing leading to three bedrooms and a bathroom. Further practical benefits including gas fired central heating, a private generous rear garden with further scope to crease off-road parking to the front of the property subject to gaining the relevant Highways consent.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of 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 and a public library. In addition the area is well served by a good selection of local primary and secondary schools. 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

Double glazed front door to:

ENTRANCE HALLWAY

Window to the front elevation, glazed door to:

INNER HALL

Staircase rising to the first floor, door to the kitchen with further door to:

LOUNGE / DINING ROOM 6.00 x 3.50 (19'8" x 11'6")

Radiator, double glazed window to the front elevation and double glazed patio doors opening to the rear garden. Wooden fire surround with wall mounted gas fire. Door to:

KITCHEN 6.00 x 2.91 (19'8" x 9'7")

Fitted with base and eye level units, inset one and half bowl sink unit, space and plumbing for kitchen appliances, space for table, double glazed patio doors opening to the rear garden, radiator and cupboard housing wall mounted gas fired boiler.

FIRST FLOOR LANDING

Access to the loft space, radiator and doors to:

BEDROOM ONE 3.54 x 3.27 (11'7" x 10'9")

Measurements include a range of built-in wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO 4.19 x 2.66 (13'9" x 8'9")

Radiator and double glazed window to the rear elevation.

BEDROOM THREE 3.23 x 1.98 (10'7" x 6'6")

Measurements exclude a built-in cupboard with a radiator and double glazed window to

the front elevation

BATHROOM 2.27 x 1.70 (7'5" x 5'7")

Fitted with a panelled bath with mixer tap and shower attachment, pedestal hand wash basin and low level wc, radiator and double glazed window to the rear elevation.

OUTSIDE FRONT

The property is set back from the road behind a generous front garden laid predominantly to lawn with step and pathway leading to the front door, flanked by lawns and enclosed by boundary privet and beech hedging.

REAR GARDEN

A generous rear garden for a property of this type enjoying a private sunny aspect laid predominantly to lawn with a paved terrace across the width of the property and garden shed to the rear, enclosed by wooden panelled fencing.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD. The Council Tax Band is D. The amount payable for the year 2019/20 is £1758.51 The EPC Rating is D.



