



PUTTERILLS

est. 1992

13 North Road, Old Town, Stevenage, SG1 4BD
£350,000

TWO BEDROOM SEMI-DETACHED PERIOD COTTAGE WITHIN A HIGHLY CONVENIENT LOCATION WITH THE PRACTICAL BENEFITS OF A GARAGE AND DRIVEWAY.

A charming, red brick two bedroom semi-detached character cottage enjoying the practical advantage of a detached single garage and driveway with pretty cottage style private gardens whilst conveniently situated within a short level walk of the historic Old Town High Street and local amenities. The cottage has been sympathetically modernised and is offered for sale in excellent decorative order throughout with the practical advantages of UPVC double glazing and gas fired central heating. In full, the accommodation comprises a modern fitted kitchen/dining room, a most comfortable lounge of excellent proportions, first floor landing leading to two bedrooms with the master bedroom being a generous double room with built-in wardrobes with the addition of a modern first floor bathroom. Viewing highly recommended.

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 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

Period braced and latched wooden panelled entrance door with heavy

ironmongery opening to:

KITCHEN/ DINING ROOM 3.51 x 3.46 (11'6" x 11'4")

Fitted with a comprehensive range of beech base and eye level units and drawers finished with grey mottled natural stone effect square edge work surfaces with an inset one and half bowl stainless steel sink unit with chrome mixer tap. Built-in stainless steel and glazed single oven with stainless steel four-ring gas hob and stainless steel extractor canopy above, space and plumbing for a dishwasher and fridge/freezer. Eye level cupboard housing wall mounted gas fired boiler, contrasting coloured tiled splashbacks complemented by terracotta floor tiles with a dual aspect provided by double glazed windows to both the side and rear

elevations. Space for dining table, latched wooden panelled and braced door to:

LOUNGE 5.96 x 3.53 (19'7" x 11'7")

Measurements include the staircase rising to the first floor with storage cupboard below. A most comfortable room of excellent proportions featuring a traditional open fireplace with a substantial cast iron grate and wooden surround with fitted cabinets with illuminated shelves over to either side. Two double glazed windows to the front elevation with sealed unit double glazed french doors opening to the garden. Stylish wooden panelled flooring, Hive digital central heating thermostat, radiator and TV aerial point.

FIRST FLOOR LANDING

Radiator and double glazed window to the side elevation. Access to the

loft space. Latched wooden panelled and braced doors to:

BEDROOM ONE 4.38 x 3.53 (14'4" x 11'7")

A spacious double room of excellent proportions with measurements excluding a range of built-in wardrobes with a shelved linen cupboard to one side. Radiator and double glazed window to the front elevation,

BEDROOM TWO 3.45 x 2.10 (11'4" x 6'11")

A generous single room with a radiator and double glazed window to the rear elevation.

BATHROOM

Fitted with a white three-piece suite comprising a wooden panelled bath with chrome mixer tap and shower attachment, low level wc and a pedestal hand wash basin. White tiled splashbacks complemented by decorative wooden wall panelling to half-height, chrome towel radiator and double glazed opaque window to the side elevation.

GARDENS

The property enjoys the benefit of pretty cottage style private gardens extending to the side of the cottage, laid predominantly to a central lawn flanked by deep well stocked shrub and fruit tree borders with pathway providing gated access to the front of the property. Personal door to the

garage with a second gate providing access to the driveway. Wooden garden shed and brick built lean-to.

BRICK BUILT LEAN-TO

Situated to the rear of the property, of brick construction with space and plumbing for a tumble dryer and washing machine.

GARAGE

Single garage with metal up and over door with double glazed personal door opening directly to the garden.

DRIVEWAY

Driveway to the front of the garage providing off-road parking for one vehicle.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is "C". The amount payable for the year 2019/20 is £1563.12.

The EPC Rating is "E".

VIEWING INFORMATION

Viewing is strictly by appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

DISCLAIMER

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and potential purchasers must satisfy

themselves by personal inspection.

MONEY LAUNDERING

REGULATIONS: Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FIXTURES & FITTINGS: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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Talk to our Independent Adviser who will be pleased to discuss options with you.

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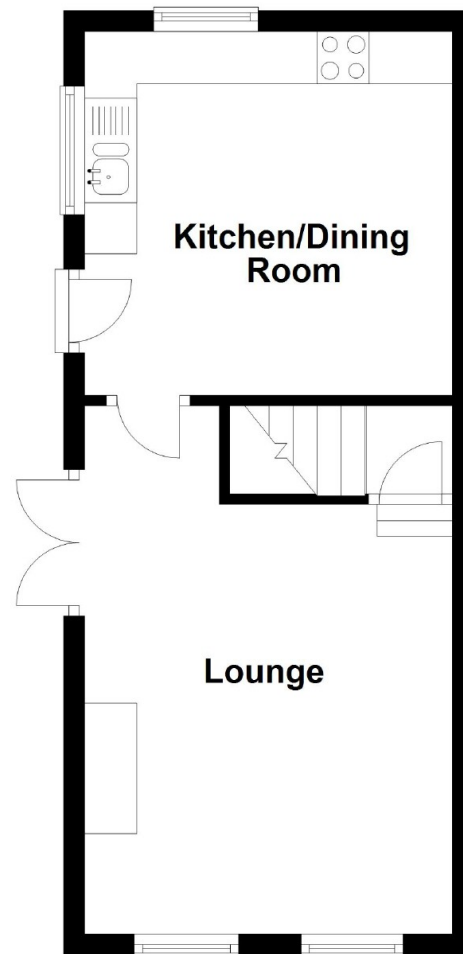




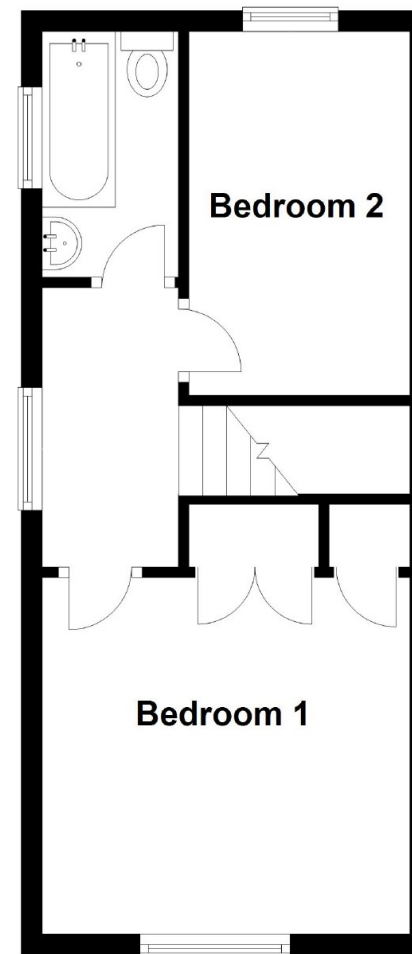




Ground Floor



First Floor



Total area: approx. 60.8 sq. metres (654.0 sq. feet)



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