



PUTTERILLS

est. 1992

45 Lonsdale Road, Stevenage, SG1 5DB

Guide price £280,000

SPACIOUS THREE BEDROOM TERRACED HOME ENJOYING A CONVENIENT POSITION WITHIN THIS HIGHLY REGARDED PIN GREEN TURNING.

CHAIN FREE. A spacious three bedroom home enjoying a convenient position within this highly regarded Pin Green turning within close proximity to both the new and old town centres with the added advantage of granted planning consent for the conversion of the property into two independent one bedroom apartments (Stevenage Borough Council planning reference 20/00293/FP). Whilst the property offers development potential, it would also suit a first time buyer looking to put their own stamp onto their first property or a viable buy to let investment. The property requires a degree of improvement whilst enjoying the benefit of a generous rear garden and a pleasant outlook to the front of the property. Practical benefits include double glazing and gas central heating.

The accommodation comprises a reception hallway, downstairs cloakroom/wc, lounge/dining room, kitchen, utility room, first floor landing leading to three bedrooms and a bathroom.

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

Sealed unit double glazed front door with side window opening to:

RECEPTION HALLWAY

Wooden laminate flooring, staircase rising to the first floor, radiator, door to the rear garden, coat/understairs storage cupboard. Further doors to:

DOWNSTAIRS CLOAKROOM / WC

Low level wc and wall mounted hand wash basin, window to the front elevation.

UTILITY ROOM 2.53 x 2.04 (8'4" x 6'8")

Meter cupboard, fitted base and eye level units with works surface, space and plumbing for washing machine, radiator and window to the rear elevation.

LOUNGE / DINING ROOM 6.26 x 3.43 (20'6" x 11'3")

Of excellent proportions open-plan lounge/dining room with two radiators and double glazed patio doors opening to the rear garden. Door to:

KITCHEN 3.38 x 2.66 (11'1" x 8'9")

Contrasting coloured wooden effect base and eye level units with work surfaces, space and plumbing for kitchen appliances, double glazed window to the front and side elevation.

LANDING

Airing cupboard with hot water tank and laundry shelves. Wall mounted gas fired boiler. Access to the loft space and doors to:

BEDROOM ONE 3.51 x 3.27 (11'6" x 10'9")

Measurements include two built-in wardrobes/cupboards, radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.50 x 2.96 (11'6" x 9'9")

Radiator and double glazed window to the front elevation.

BEDROOM THREE 2.59 x 2.10 (8'6" x 6'11")

Measurements include a built-in cupboard, radiator and double glazed window to the rear elevation.

BATHROOM

Fitted with a panelled bath, low level wc and pedestal hand wash basin. Radiator and double glazed window to the front elevation.

OUTSIDE FRONT

Laid to lawn with pathway extending to the front door, enclosed by boundary hedging.

REAR GARDEN

Laid predominantly to lawn with wooden garden shed, pathway extending to gated

access at the rear leading to residents parking.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD
The Council Tax Band is C. The amount payable for the year 2020/21 is £1624.69.
The EPC Rating is to be advised.

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 intended 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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