



P U T T E R I L L S

est. 1992

24 Vincent Gardens, Old Town, Stevenage, SG1 2GD
Offers in excess of £415,000

MODERN AND SPACIOUS THREE BEDROOM SEMI DETACHED HOME WITHIN QUIET CUL-DE-SAC OF SIMILAR HOMES SET BACK FROM FISHERS GREEN ROAD ON THE OUTSKIRTS OF THE OLD TOWN.

Modern, spacious three bedroom semi-detached family home built in 2016 whilst enjoying a convenient pleasant cul-de-sac location set back from Fishers Green Road, on the outskirts of the Old Town, within walking distance of the historic High Street and mainline railway station with fast direct trains to Kings Cross in approximately 23 minutes.

The property occupies a larger than average plot with a generous landscaped rear garden with two parking spaces situated at the side of the property with space adjacent to the house to create a third space if so required.

The accommodation comprises a wide welcoming reception hallway, downstairs cloakroom/wc, open-plan kitchen/dining room, lounge, first floor landing leading to three bedrooms with an en-suite shower room and a family bathroom. Further practical benefits include double glazing and gas fired central heating. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of the AIM. 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

Double glazed front door opening to:

RECEPTION HALLWAY 4.76 x 2.03 (15'7" x 6'8")

A wide welcoming reception hallway with measurements taken into staircase rising to the first floor, stylish wooden flooring, radiator, downlighters, central heating thermostat and doors to

DOWNSTAIRS CLOAKROOM / WC

Fitted with a low level wc and wall mounted hand wash basin, tiled splashbacks and radiator.

KITCHEN / DINING ROOM 3.55 x 3.08 (11'8" x 10'1")

Fitted with a comprehensive range of natural stone coloured base and eye level units and drawers finished with square edged work surfaces with matching upstands and contrasting tiled splashbacks. A range of integrated appliances include a washing machine, dishwasher, stainless steel and glazed single oven with a four-ring stainless steel gas hob, stainless steel splashback and concealed canopy above and a fridge/freezer. Inset one and half bowl stainless steel sink unit with separate filtered water tap, cupboard housing wall mounted gas fired boiler, tiled effect flooring, space for dining table, radiator, downlighters, double glazed window to the front elevation. Door to a useful walk-in shelved pantry cupboard.

LOUNGE 5.20 x 3.50 (17'1" x 11'6")

Situated to the rear of the property with continuation of stylish wooden flooring, two radiators, TV and phone points and double glazed french doors opening to the landscaped rear garden.

FIRST FLOOR LANDING 3.52 x 2.12 (11'7" x 6'11")

Access to the fully boarded loft space, storage cupboard, radiator and doors to:

BEDROOM ONE 3.04 x 2.98 (10'0" x 9'9")

Finished with stylish wooden flooring, radiator telephone point and double glazed window to the front elevation. Measurements taken into wardrobe recess. Door to:

EN-SUITE SHOWER ROOM 2.97 x 1.79 (9'9" x 5'10")

Fitted with a modern white three-piece suite comprising a low level wc and pedestal hand wash basin. Shower cubicle with fitted shower, textured natural stone effect tiled surrounds, downlighters, shaver point, radiator and double glazed window to the side elevation.

BEDROOM TWO 3.38 x 2.97 (11'1" x 9'9")

A generous double bedroom with stylish wooden flooring, radiator and double glazed window to the rear elevation.

BEDROOM THREE 2.65 x 2.16 (8'8" x 7'1")

Continuation of stylish wooden flooring, radiator and double glazed window to the rear elevation.

BATHROOM 2.14 x 2.00 (7'0" x 6'7")

Fitted with a white suite comprising a panelled bath with chrome mixer tap and shower screen, low level wc with push button flush, pedestal hand wash basin with chrome mixer tap, tiled effect flooring, white textured

tiled surrounds, downlighters, extractor fan, shaver point, radiator and double glazed window to the front elevation.

OUTSIDE

The property occupies a generous corner plot with a larger than average rear garden.

FRONT GARDEN

A wrap-around front garden laid predominantly to lawn with well stocked shrub borders, pathway to storm porch with carriage light and front door, extending to the side of the property with gated access to the rear garden.

AGENTS NOTE

The front garden could be converted to provide an additional off-road parking space if so required.

REAR GARDEN

A particular highlight of the property is the larger than average rear garden, professionally landscaped by the current owners featuring a level lawn flanked by attractive sandstone patios and pathways with brick retaining well stocked shrub borders with flowering rose bushes, enclosed by wooden panelled fencing. Outside tap and light. Gated access to the front of the property.

PARKING

Block paved independent side by side parking for two vehicles to the side of the property with space to create a third parking space if so required.

AGENTS NOTE

We have been advised by the vendors that there is a monthly charge of £21-£23.00 per month towards the upkeep of the private road etc. This can also be paid annually if preferred. Further details upon request.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is D. The amount payable for the year 2021-22 is £1904.20.

The EPC Rating is B.

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.

STAY CONNECTED

Web: www.putterills.co.uk

Twitter @ PutterillsEA

Facebook - Putterills Stevenage

Instagram - Putterills Stevenage

NEED A MORTGAGE?

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

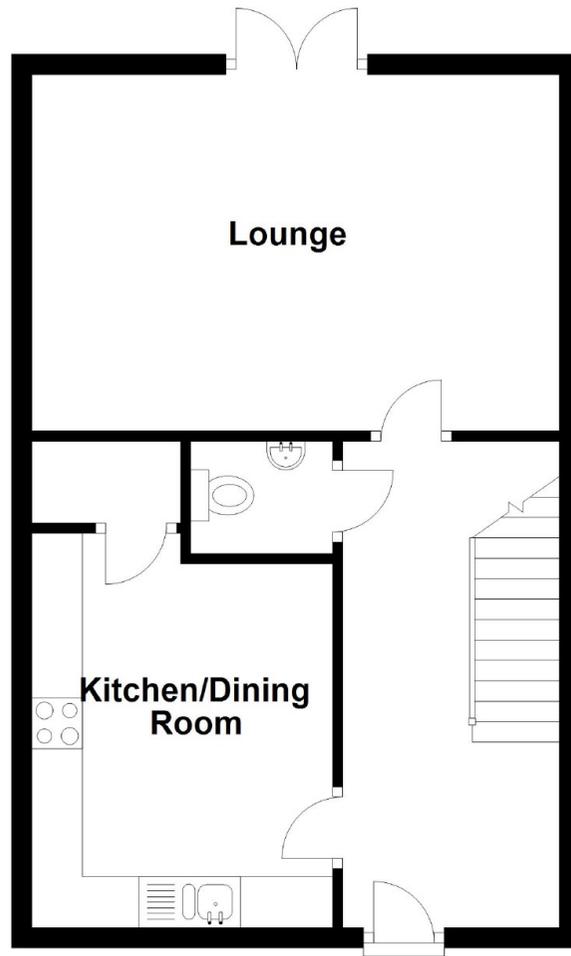
Mr Adrian Murphy, Independent Mortgage Advice Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
T: 01438 360040. E: adrian.murphy@imab.net



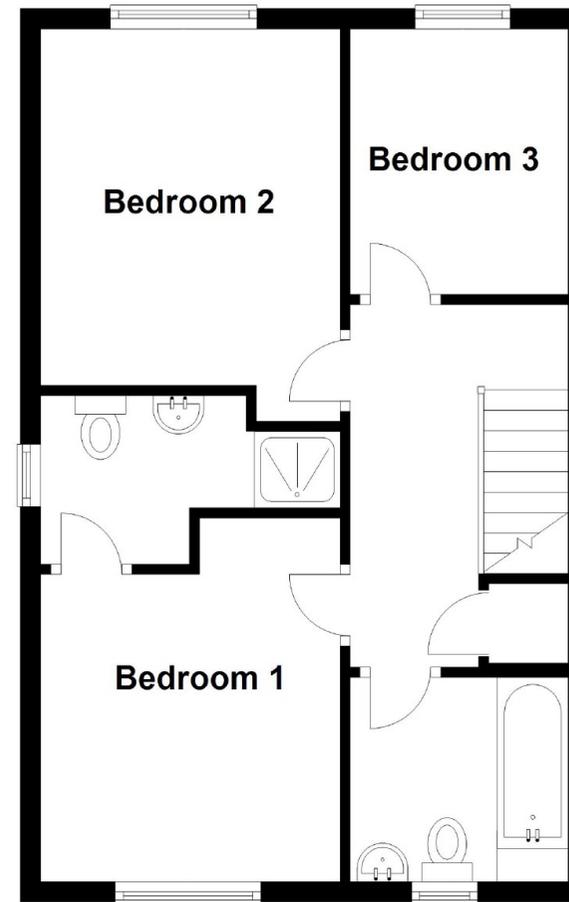




Ground Floor



First Floor



Total area: approx. 88.4 sq. metres (952.0 sq. feet)



P U T T E R I L L S

est. 1992

putterills.co.uk | 01438 316846 | oldtown@putterills.co.uk

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. 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.