

Lanes

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33 Shearwater Close, Stevenage, SG2 9RY

Offers In Excess Of £325,000

*** OFFERS INVITED *** Calling all first time buyers and INVESTORS.

This EXCELLENT three bedroom end of terrace FAMILY HOME situated within the highly regarded Poplars area of Stevenage and located in a VERY quiet cul-de-sac. VERY SUNNY GARDEN with 2 allocated PARKING SPACES. CHAIN FREE - Quick sale



Hall

Doors to lounge/Diner and W/C

Ground Floor W/C

Close Coupled W/C and wash hand basin. Window to front aspect

Lounge / Diner

19'9 x 13'2 (6.02m x 4.01m)

Good size room with patio doors to rear WEST FACING garden

Kitchen

10'10 x 7'2 (3.30m x 2.18m)

Modern Kitchen. Range of base and eye level units. Double Oven and space for Automatic Washing Machine

First Floor Landing

Doors to all room

Bedroom One

10'8 x 10'1 (3.25m x 3.07m)

EXCELLENT main bedroom with good over-stairs storage cupboards. Window to rear aspect over looking WEST FACING GARDEN

Bedroom Two

9'8 x 6'7 (2.95m x 2.01m)

2nd Bedroom with window to rear aspect

Bedroom Three

6'8 x 6'6 (2.03m x 1.98m)

Good third bedroom with window to front aspect. Large cupboard

Front Garden

Smart formal low maintenance front garden with path to front door

Rear Garden

Low maintenance WEST FACING sunny garden. Very well designed to make the best use of this private garden

Parking

Two allocated parking spaces located to the rear of the property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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