



13 Braemar Close, Stevenage, SG2 8TA

Guide Price £400,000

Lanes
ESTATE AGENTS

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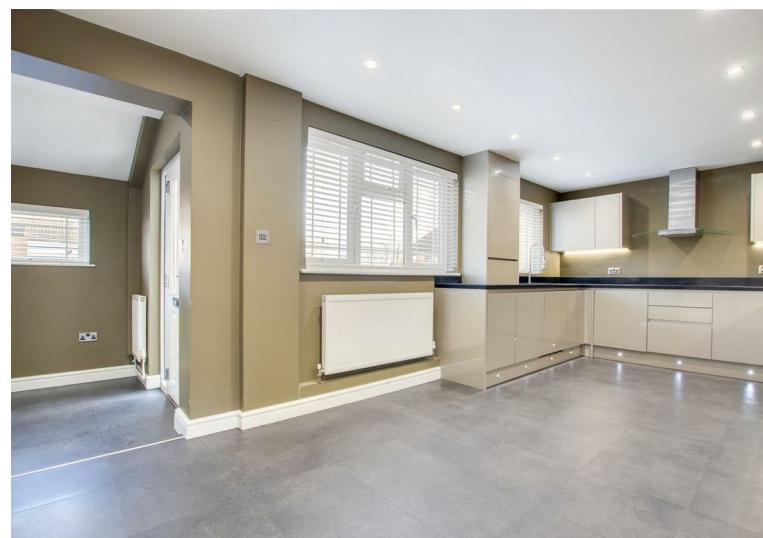
CHAIN FREE---Beautiful Three Bedroom terrace house was refurbished roughly 5 years ago.

This property offers,

Two double's, One single. Great size landing with access to the loft which is fully insulated but not boarded.

Large kitchen with integrated appliances and space for American fridge freezer. This property has plenty of storage. The benefits on having a WC. LARGE garden with outbuilding that has electric, heating and WIFI.

Plenty of on street parking.



Entrance

6'8 x 5'6 (2.03m x 1.68m)

Entrance door leading utility to kitchen and all doors downstairs.

Kitchen

19' 5x 10'3 (5.79m 1.52mx 3.12m)

Large kitchen, wall and base units. granite work tops with integrated appliances such as washing machine, dishwasher, double oven. space for American fridge / freezer. window to front aspect.

Lounge

16'1 x 9'7 (4.90m x 2.92m)

great size lounge, window leading to garden.

W/C

5'6 x 2'6 (1.68m x 0.76m)

part tiled walls toilet and sink basin.

Bedroom One

11'5 x 11'4 (3.48m x 3.45m)

large main bedroom, built in up and over wardrobes. TV Point, window to back aspect.

Bedroom Two

13'5 x 8'8 (4.09m x 2.64m)

great size second bedroom room, fitted wardrobe with window to front aspect.

Bathroom

6'8 x 5'4 (2.03m x 1.63m)

part tiled walls and floor with under floor heating, L shape bath with rainfall shower, low basin toilet and sink.

Bedroom Three

10'7 x 8'1 (3.23m x 2.46m)

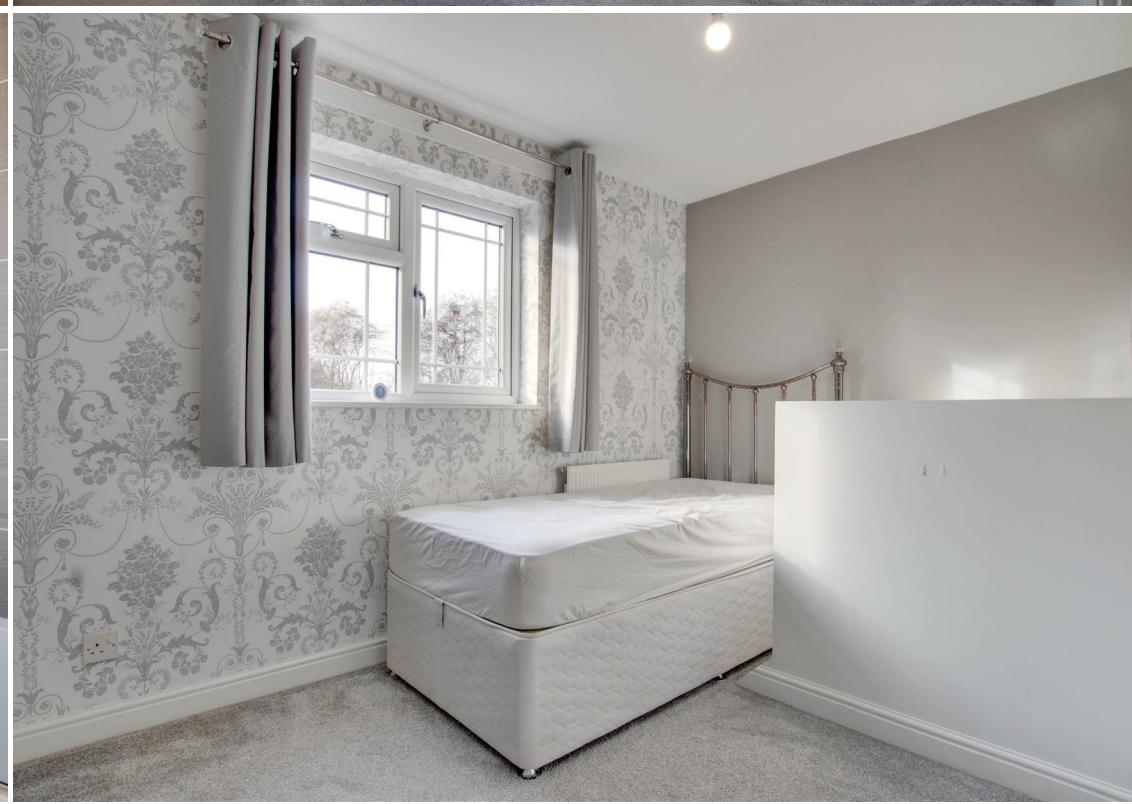
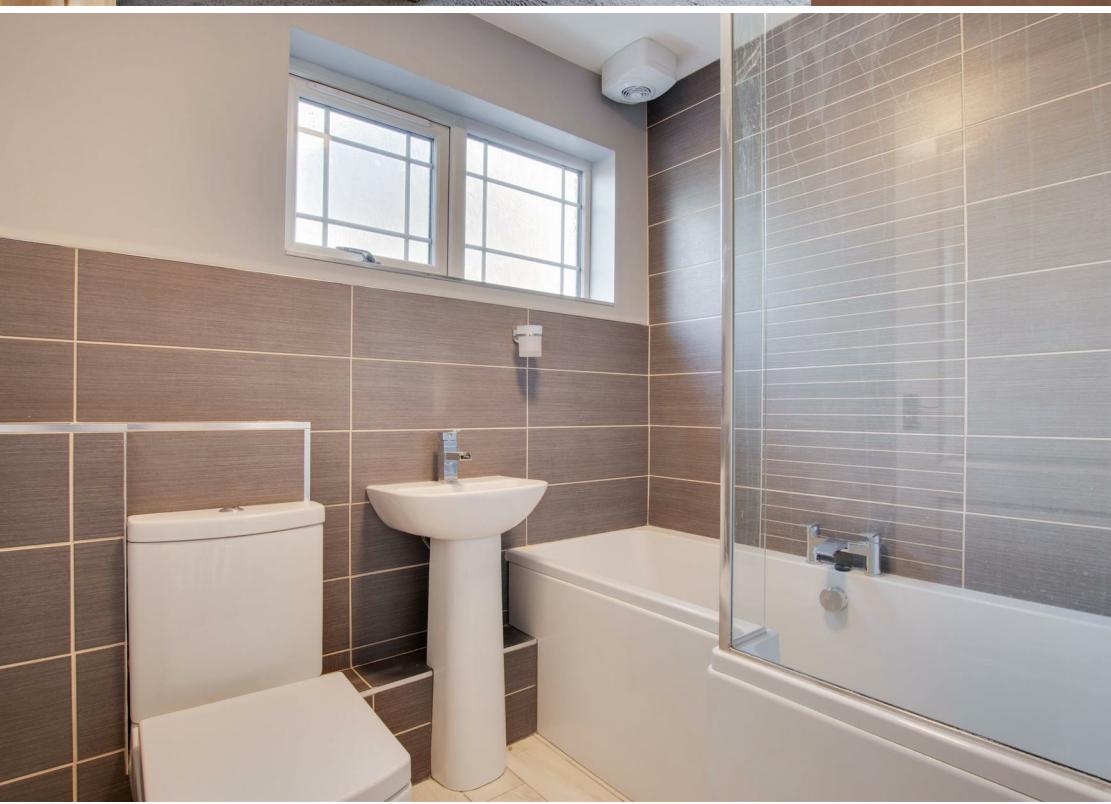
single bedroom with window the back aspect.

Garden

great size garden, Patio leading to artificial grass. Built on 3ft Pond. out building with heating, electrics and WIFI, this would be great for an office/ teenager's den.

other information

Council Tax band C, Freehold.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(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	