Plots 1 & 2, Ashwell Road, Steeple Morden, Herts SG8 0NZ

Guide Price: £399,000 per plot

EPC - TBC

marshallsproperties.co.uk
Entrance door to:

RECEPTION HALL:
Stairs to first floor. Radiator. Tiled floor. Doors to:

GROUND FLOOR CLOAKROOM:
White suite comprising: Low flush W.C. Wash hand basin with stainless steel mixer tap and tiled splashbacks. Radiator. Extractor fan. Tiled floor. uPVC obscure glazed window to front.

KITCHEN/DINER:
16’ 9” x 9’ 5” (5.11m x 2.88m) A range of gloss cream (Plot 1) gloss stone (Plot 2) wall and base units with black stone work tops with square edges. Stainless steel one and a half sink and drainer unit with mixer tap. Electric oven with hob over and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Tiled floor. uPVC windows to front and side.

LIVING ROOM:
18’ 11” x 11’ 2” (5.76m x 3.4m) Television and telephone point. Carpet. Radiator. uPVC windows to rear. uPVC French doors to rear garden.

FIRST FLOOR/LANDING:
Access to loft space. Airing cupboard. Carpet Doors to:

MASTER BEDROOM:
11’ 7” x 10’ 2” (3.54m x 3.11m) Carpet. Radiator. uPVC window to front. Door to:

ENSUITE SHOWER ROOM:

BEDROOM TWO:
10’ 11” x 10’ 2” (3.34m x 3.11m) Carpet. Radiator. uPVC window to rear.

Two brand new three bedroom semi detached family homes currently under construction situated in the popular and sought after village of Steeple Morden. The properties benefit from good size accommodation and internal viewing is strongly recommended. Off plan reservation available.

*Reception Hall * Ground Floor Cloakroom * Kitchen/Diner * Separate Living Room * Three Bedrooms * Master Bedroom With Ensuite Shower Room * Family Bathroom *
* uPVC Windows Throughout * Front & Rear Gardens * Patio Area * Garden Shed * Parking For Several Vehicles * Village Location *
BEDROOM THREE:
10’ 3” x 8’ 4” [3.13m x 2.55m] Carpet. Radiator. uPVC window to front.

BATHROOM:

OUTSIDE:

REAR GARDEN:
Mainly laid to lawn. Patio area. Garden shed. Fenced boundaries. Gate access to front.

FRONT GARDEN:
Laid to lawn. Paved path to front door.

PARKING:
Parking to front for several vehicles.

AGENTS NOTE:
The property has the benefit of an air source heat pump which supplies the heating to the property via radiators.

VIEWINGS:
Strictly by appointment via Marshalls 01763 247788

FINANCIAL ADVICE:
Stephen Graham is an independent mortgage advisor and is available to discuss your financial requirements. Please telephone 01763 247788 to make an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

DISTANCE TO STATION:
- Ashwell & Morden: 2.4m
- Royston: 6.7m

DISTANCE TO:
- A1(M): 8.8m
- M11: 15.4m

DISTANCE TO SCHOOL:
- Steeple Morden C of E School: 0.4m
- Bassingbour Village College: 4m

DISTANCE TO HOSPITAL:
- Addenbrookes Hospital: 18.7m
- Lister Hospital Stevenage: 12.2m
To be confirmed

Notes
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed. Neither do they constitute an offer or contract.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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