



PUTTERILLS

est. 1992

32 Abbots Grove, Stevenage SG1 1NR

£260,000

Spacious, well presented two double bedroom mid terrace, convenient Bedwell location within walking distance of town centre and train station.

Well presented, modernised, two double bedroom middle row home enjoying a convenient location within walking distance of the New Town centre and mainline station with fast direct trains to Kings Cross in approx 23 minutes.

Representing an ideal first time purchase or buy to let investment this spacious home features a modern refitted kitchen and bathroom whilst enjoying the practical benefits of gas central heating and double glazing. Set back behind behind a pedestrian pathway with the advantage of generous gardens to both the front and rear and useful brick built store and summer house.

In full the accommodation comprises, a wide, welcoming reception hallway, fantastic sleek modern kitchen, comfortable lounge, spacious landing, two double bedrooms and a modern family bathroom,

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 and side window opening to:

RECEPTION HALLWAY 3.17 x 1.85 (10'5" x 6'1")

Stylish engineered oak flooring, radiator with decorative cover, stairs to the first floor, door to the lounge with a part glazed door to:

KITCHEN/DINING ROOM 3.78 x 3.16 (12'5" x 10'4")

Re-fitted with a modern, sleek range of dove grey, handleless base and eye level units and drawers complemented by white square edged Corian work surfaces with a seamless inset sink unit with counter

mounted mixer tap. Integrated appliances include an AEG stainless steel and glazed oven with an induction hob, stainless and glazed extractor fan over and a dishwasher. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Wall mounted gas fired boiler, white tiled splashbacks, grey floor tiles, radiator, double glazed window and door to the front elevation.

LOUNGE 4.73 x 3.44 (15'6" x 11'3")

Continuation of stylish engineered oak flooring, radiator, double glazed picture window to the rear elevation, double glazed door to the rear lobby.

REAR LOBBY

Useful understairs storage cupboard, door to the rear garden.

FIRST FLOOR LANDING 4.99 x 1.79 (16'4" x 5'10")

Access to the loft space, two useful cupboards, double glazed window to the rear elevation, doors to:

BEDROOM ONE 3.85 x 2.89 (12'8" x 9'6")

A generous double room with measurements excluding recess. Radiator and double glazed window to the rear elevation.

BEDROOM TWO 3.16 x 3.13 (10'4" x 10'3")

A further double room with measurements excluding the recess whilst including a range of white media units and shelves with eye level cupboards above. Radiator and double glazed window to the front elevation.

BATHROOM 2.48 x 1.65 (8'2" x 5'5")

Refitted with a white three piece suite comprising a low level WC with a concealed cistern and push button flush, wide vanity hand wash basin with chrome mixer tap with white gloss cupboards and drawers below, "P" shaped shower panelled bath with a dual value rain shower over and fitted screen. Wooden panelled walls and contrasting grey wall tiles with decorative mosaic tiling, shaver point and two double glazed window to the front elevation.

OUTSIDE

FRONT GARDEN

The property is set back from a pedestrian pathway with a generous front garden laid to lawn with brick built bin store.

REAR GARDEN

Laid to lawn with paved patio and wooden summerhouse.

TENURE, COUNCIL TAX AND EPC

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

VIEWING INFORMATION

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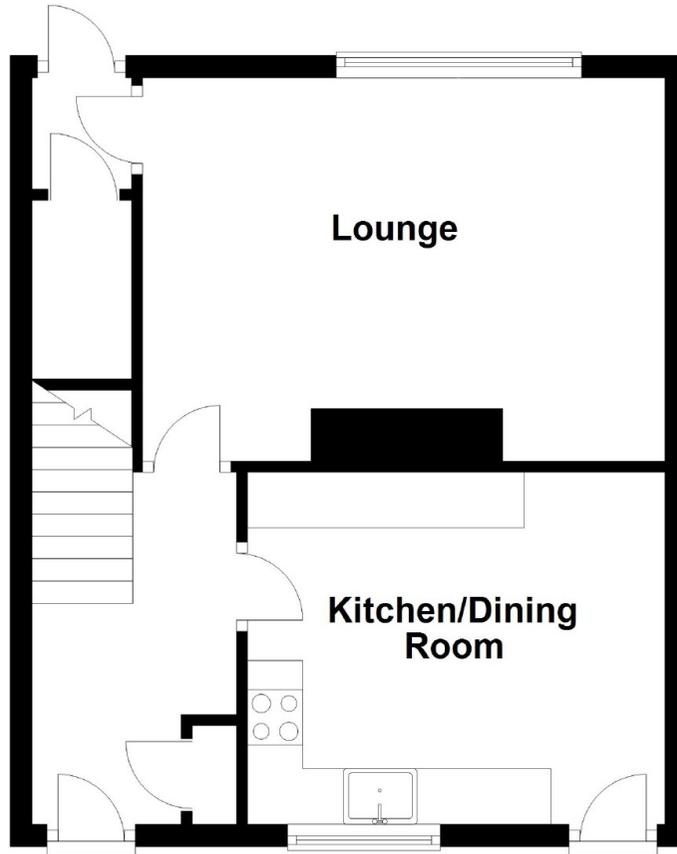
Mr Adrian Murphy, Independent Mortgage Advice
Bureau, 61 High Street, Old Town, Stevenage SG1 3AQ
T: 01438 360040.
E: adrian.murphy@imab.net



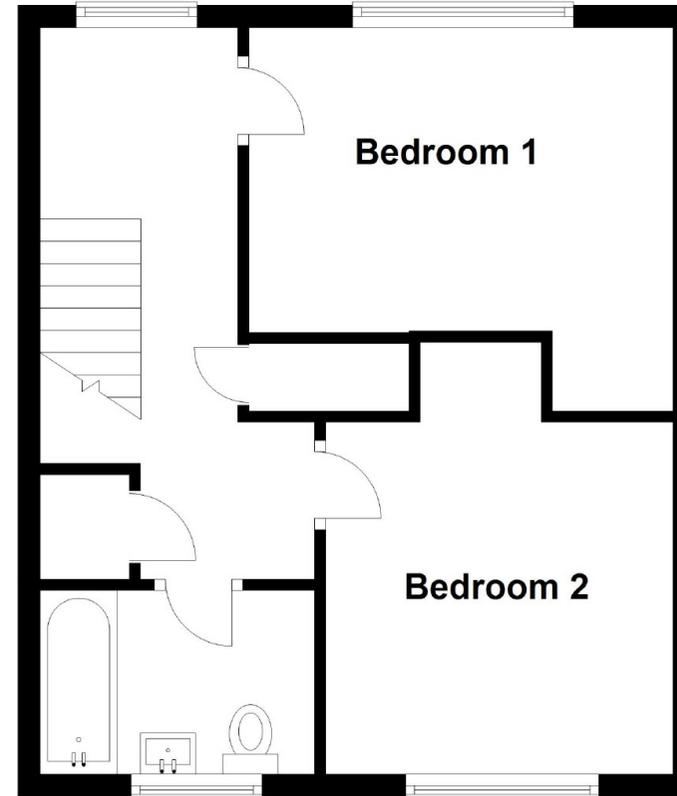




Ground Floor



First Floor



Total area: approx. 75.7 sq. metres (815.0 sq. feet)



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

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