



P U T T E R I L L S

est. 1992

45 Southwark Close, Stevenage, SG1 4PG

Offers in excess of £350,000

FIVE BEDROOM CORNER HOME REPRESENTING EXCELLENT VALUE FOR MONEY, IDEAL FOR A GROWING FAMILY OR BUY TO LET OPPORTUNITY.

A deceptively spacious five bedroom corner property offering a most versatile arrangement of accommodation over two floors whilst enjoying wrap-around gardens extending to both the side and rear of the property. The property enjoys a secluded position tucked away in a corner cul-de-sac position close to the eastern outskirts of Stevenage. In our opinion, the property represents an excellent buy to let investment opportunity or ideally suited to those looking for a generous sized family home.

Currently the accommodation comprises a reception hallway, generous lounge, separate dining room, modern fitted kitchen, downstairs cloakroom/wc and a useful conservatory whilst the first floor landing provides access to five bedrooms and a family bathroom. Further practical benefits include part gas fired central heating with no radiators upstairs and double glazing. Ample residents parking available within the cul-de-sac.

LOCATION

Stevenage comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants and public houses. The New Town provides a large pedestrianised shopping centre and retail parks together with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

THE ACCOMMODATION

Leaded light double glazed front door opening to:

RECEPTION HALLWAY

Stylish wooden flooring, radiator, coats cupboard and staircase rising to the first floor and doors to:

DOWNSTAIRS CLOAKROOM /

Fitted with a vanity hand wash basin with drawers below, low level wc, tiled splashbacks and double glazed window to the front elevation.

DINING ROOM 4.88 x 4.35 (16'0" x

Continuation of wooden flooring, radiator, double glazed window to the side elevation and part glazed double doors to the lounge.

LOUNGE 4.88 x 3.81 (16'0" x 12'6")

Continuation of wooden flooring, dual aspect provided by double glazed windows to the side and rear elevation and double glazed doors opening to the rear garden. Two radiators.

KITCHEN 4.08 x 2.75 (13'5" x 9'0")

Fitted with a modern range of white base and eye level units and drawers with black work surfaces, inset stainless steel sink unit with mixer tap, integrated stainless steel double oven with gas hob, space and plumbing for washing machine, tiled walls and flooring, double glazed window to the side elevation and door opening to the conservatory.

CONSERVATORY 5.48 x 2.48

Of double glazed construction with

ceramic floor tiles, windows to the side and rear and doors opening to the garden.

FIRST FLOOR LANDING

Access to the loft space, airing cupboard with hot water tank and doors to:

BEDROOM ONE 3.89 x 2.85 (12'9"

Double glazed windows to the rear and side elevation.

BEDROOM TWO 3.36 x 3.27 (11'0"

Double glazed window to the side elevation.

BEDROOM THREE 2.84 x 2.30

Measurements include a built-in wardrobe and eye level cupboards and double glazed window to the side elevation.

BEDROOM FOUR 3.07 x 1.98

Measurements exclude storage recess. Double glazed window to the side elevation.

BEDROOM FIVE 2.85 x 2.06 (9'4"

Double glazed window to the side elevation.

FAMILY BATHROOM 3.09 x 1.51

Fitted with a corner panelled bath with mixer tap and shower tap attachment, pedestal hand wash basin, low level wc, fully tiled walls and double glazed window to the side elevation.

OUTSIDE

GARDENS

The gardens extend to the side and rear of the property, laid to lawn and enclosed by wooden panelled fencing with gated access to the rear.

TENURE, COUNCIL TAX AND

The Tenure of this property is FREEHOLD.

The Council Tax Band is to be advised. The EPC Rating is E.

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.

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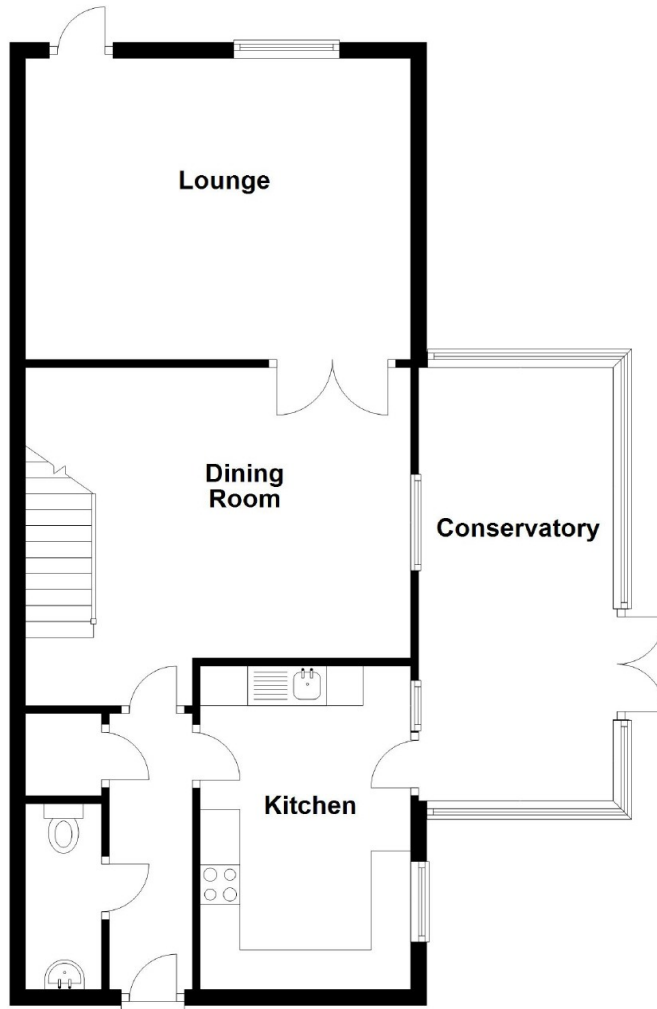
Talk to our Independent Adviser who will be pleased to discuss options with you.

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

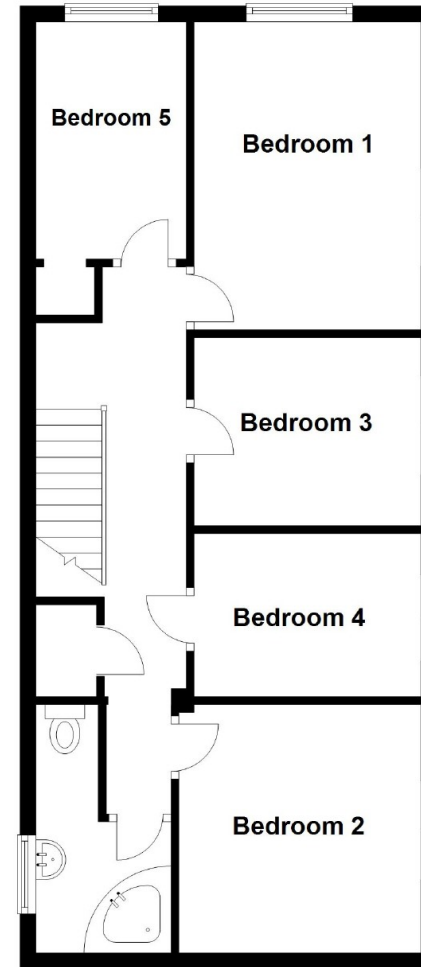




Ground Floor



First Floor



Total area: approx. 127.1 sq. metres (1367.6 sq. feet)



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