



**Fairfield Way, Great Ashby, Stevenage, SG1 6BF**  
**Price £270,000**

STAMP DUTY EXEMPT FOR FIRST TIME BUYERS \* We welcome to the market this Well Presented Two Bedroom Terraced Home set within a Sought After Location of Great Ashby and within Walking Distance to Fields, Woodland and the Local 'OUTSTANDING' Rated Primary School. Internally the property comprises of; An Entrance Hallway, Lounge and Kitchen/Diner. Upstairs you will find Two Double Bedrooms with an En-Suite to the Master Bedroom and a Family Bathroom. Externally the property benefits from a Private Rear Garden with Garage and Driveway to the front. Viewing is Highly Recommended!



# Fairfield Way, Great Ashby, Stevenage, SG1 6BF

## Accommodation Comprises Of:

Door into Entrance Hallway.

### Entrance Hallway

Laminate flooring, double panelled radiator, stairs to first floor landing, door into Lounge.

### Lounge 14'7 x 10'4 (4.45m x 3.15m)

Laminate flooring, two single panel radiators, TV point, electric feature fireplace, door into Kitchen/Diner, double glazed wooden framed window to front aspect.

### Kitchen/Diner 9'4 x 13'4 (2.84m x 4.06m)

Vinyl flooring, range of base and eye level cupboard and drawer units with roll edge work tops, partially tiled walls, integrated cooker and gas hob with extractor hood over, stainless steel sink and drainer with mixer tap, space for washing machine and tall standing fridge freezer, double panelled radiator, door into storage cupboard, double glazed wooden framed window to rear aspect, double glazed patio doors into Rear Garden.

### Stairs To First Floor Landing

New fitted carpet, access to part boarded loft space, door to airing cupboard, doors to all rooms.

### Bedroom 1: 10'4 x 11'4 (3.15m x 3.45m)

Fitted carpet, single panel radiator, double doors into fitted wardrobe, double glazed wooden framed window to front aspect.

### En-Suite

Vinyl flooring, pedestal wash basin, WC, shower cubicle, fully tiled walls, single panel radiator, extractor fan, double glazed wooden framed window to front aspect.

### Bedroom 2: 6'9 x 9'9 (2.06m x 2.97m)

Fitted carpet, single panel radiator, double doors into fitted wardrobe, double glazed wooden framed window to rear aspect.

### Bathroom

Ceramic tiled flooring, pedestal wash basin, WC, fully tiled walls, extractor fan, bath with shower attachment, single panel radiator, double glazed wooden framed window to rear aspect.

### Private Rear Garden

Decked seating area stepping up to lawn, timber fence perimeter, outside tap, stepping stones leading to rear shingled area with gated access.

### Garage & Driveway

Metal up and over door, power, driveway to the front for two cars.





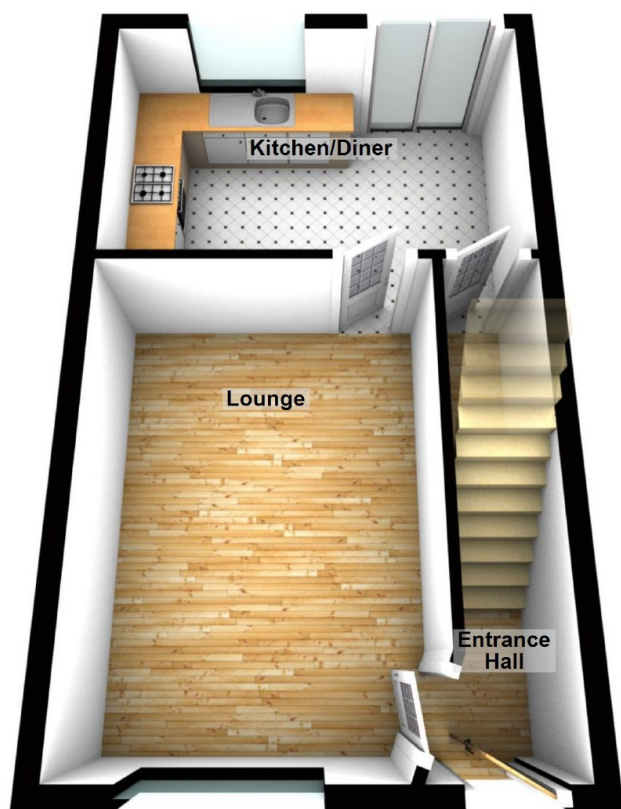




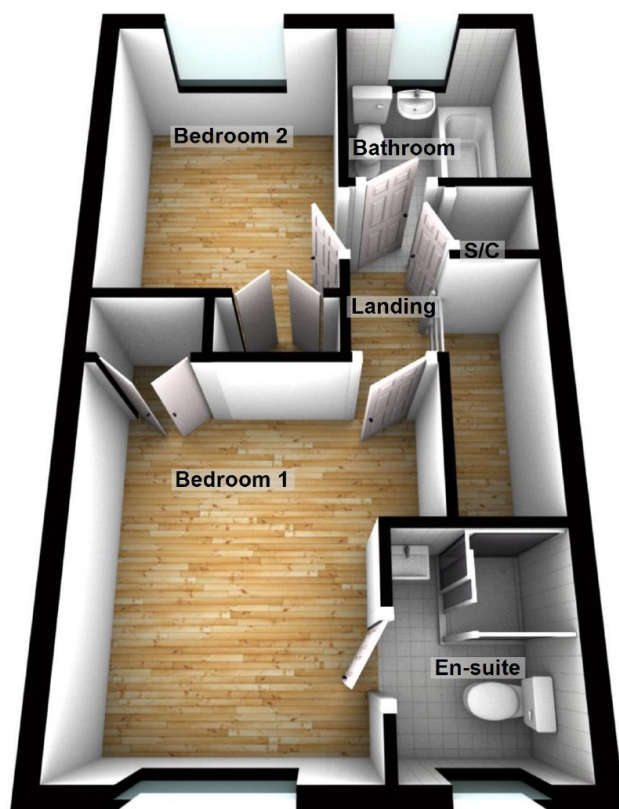




**Ground Floor**



**First Floor**



# Energy Performance Certificate

24, Fairfield Way, STEVENAGE, SG1 6BF


**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 February 2018  
**Date of certificate:** 23 February 2018

**Reference number:** 8102-7575-2629-7527-2283  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 61 m<sup>2</sup>

## Use this document to:

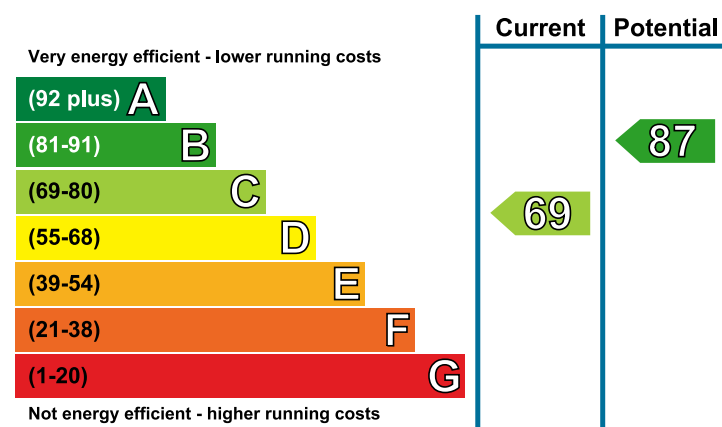
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,764</b>
<b>Over 3 years you could save</b>	<b>£ 312</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 144 over 3 years	
Heating	£ 1,170 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 402 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,764</b>	<b>£ 1,452</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£ 39
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 156
3 Solar water heating	£4,000 - £6,000	£ 114

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.