



18 Norwich Close, Stevenage

£230,000

Two Bedroom End of Terraced Property situated in Wellfield Wood, offering Easy Access to the Lister Hospital and A1(M). Features Include, Fitted Kitchen, Lounge and Dining Area, Two Double Bedrooms, Fitted Bathroom, Front and Rear Gardens, NO ONWARD CHAIN.



18 Norwich Close, Stevenage

Entrance Hall

Double Glazed Windows To Front Aspect, Double Glazed Door To Front Aspect, Tile Effect Vinyl Flooring, Radiator.

Store Room 6'01 x 4'08 (1.85m x 1.42m)

Potential To Convert To Small Office Or Playroom, Carpeted.

Lounge Diner 25'11 X 12'01 reducing to 7'01 (7.90m X 3.68m reducing to 2.16m)

Double Glazed Window To Front Aspect, Double Glazed Window To Rear Aspect, Wooden Laminate Flooring, Two Radiators, Coved Ceilings, Under Stairs Storage Cupboard Housing Gas & Electric Meter, Storage Cupboard Housing Combination Boiler.

Kitchen 9'09 x 7'02 (2.97m x 2.18m)

Double Glazed Window To Side Aspect, Wooden Laminate Flooring, Roll Top Work Surfaces, Stainless Steel Sink And Drainer, Eye & Base Level Units, Oven With Extractor Hood, Washing Machine, Fridge.

Landing

Carpeted, Loft Access, Airing Cupboard.

Bedroom One 15'03 x 9'02 (4.65m x 2.79m)

Double Glazed Window To Rear Aspect, Carpeted, Radiator, Coved Ceilings.

Bedroom Two 12'00 x 10'07 (3.66m x 3.23m)

Double Glazed Window To Front Aspect, Carpeted, Radiator, Coved Ceilings.

Bathroom 9'08 x 5'07 (2.95m x 1.70m)

Two Double Glazed Windows To Side Aspect, Carpeted, Lower Level Wc, Pedestal Wash Handbasin, Panelled Bath With Electric Shower, Radiator Towel Rail,.

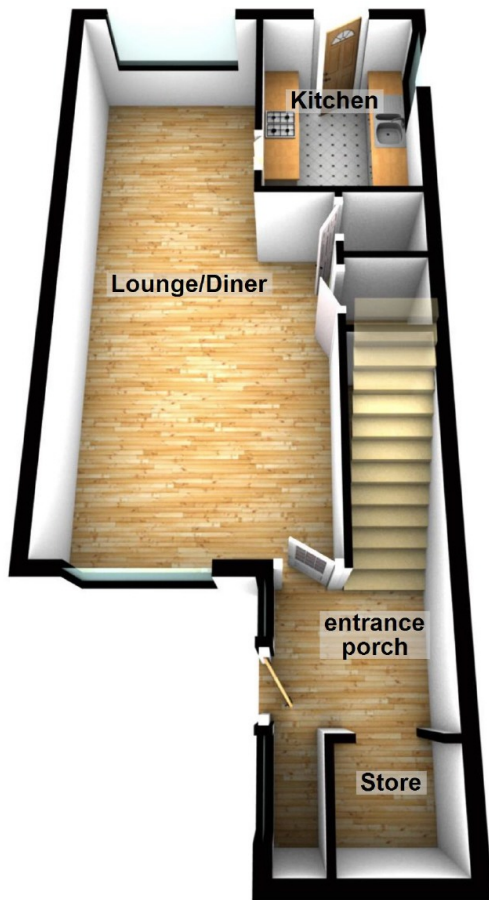
Front And Rear Garden

There Is A Small Front Garden That Consists Of Shrubs And A Path That Leads To The Front Entrance, The Rear Garden Has A Patio Area, Shed And The Remainder Is Laid To Lawn.

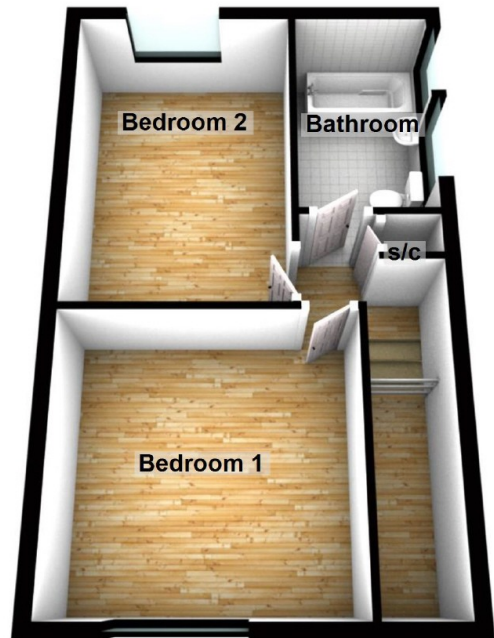




Ground Floor



First Floor



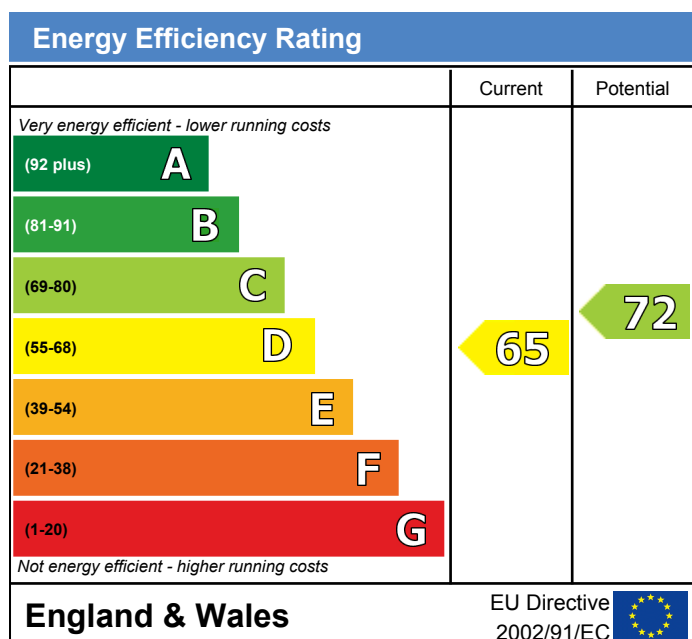
Energy Performance Certificate



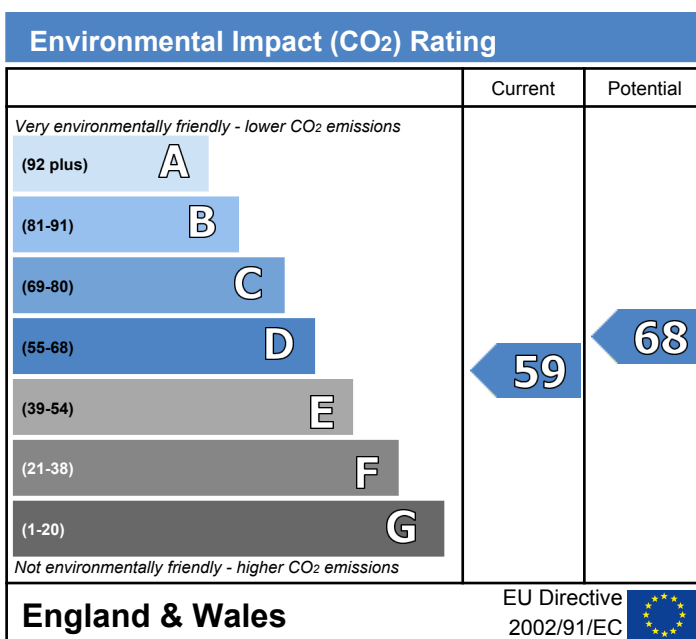
18, Norwich Close,
STEVENAGE,
SG1 4NU

Dwelling type: End-terrace house
Date of assessment: 28 April 2010
Date of certificate: 28 April 2010
Reference number: 8840-6424-4400-7968-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	285 kWh/m ² per year	224 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.0 tonnes per year
Lighting	£69 per year	£41 per year
Heating	£589 per year	£475 per year
Hot water	£95 per year	£95 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.