



Rye Close, Stevenage, SG1 3YN

Asking price £310,000

We Welcome To The Market This Well Positioned Three Bedroom, End of Terrace Property with Garage and Parking, situated in a Cul De Sac offered CHAIN FREE. Internally the properties briefly comprises of: An Entrance Hallway, Downstairs Cloakroom, Lounge and a Spacious Kitchen/Diner. Upstairs you will find Three Good Sized Bedrooms with an En-Suite to the Master Bedroom and a Family Bathroom. Externally the property offers a Low Maintenance Front Garden with an Attached Garage, Two Allocated Parking Spaces and a Private Rear Garden. Offered CHAIN FREE and within Close Proximity to the Local Shops and the Local 'OUTSTANDING' Rated Primary School, Viewing comes highly recommended!



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Accommodation Comprises:-

Double-glazed Door into Entrance Hallway, Single Panelled Radiator, Door to Downstairs Cloakroom, Door to Lounge.

Downstairs Cloakroom

Fitted Carpet, Double Glazed UPVC Window to Front Aspect, WC, Wall Mounted Sink Unit, Single Panelled Radiator.

Lounge 14' 1 x 15' 7 (4.27m 0.03m x 4.57m 0.18m)

Laminate Flooring, Double Glazed UPVC Window to Front Aspect, Coving to Ceiling, TV & Telephone Point, Single Panelled Radiator, Double Doors to Kitchen/Diner.

Kitchen/Diner 9' 8 x 15' 5 (2.74m 0.20m x 4.57m 0.13m)

Laminate Flooring, Double Glazed UPVC Window to Rear Aspect, Double Glazed Patio Doors to Rear Garden, Range of Base & Eye Level Cupboard & Draw Units, Roll Edge Work Surfaces, One & a Half Bowl Stainless Steel Sink & Drainer Unit with Mixer Tap, space for Washing Machine, space for Dishwasher, Integrated Fridge Freezer, Integral Electric Oven & Grill, Gas Hob & Extractor Hood over, Door to Side access.

Stairs to First Floor Landing:-

Fitted Carpet, Door to Airing Cupboard, Doors to All Rooms, Access to Loft Space.

Bedroom 1: 8' 7 x 11' 7 (2.44m 0.18m x 3.35m 0.18m)

Double Glazed UPVC Window to Front Aspect, Fitted Carpet, Single Panelled Radiator, TV Point, Double Doors to Wardrobe Space, Door to En-Suite. En-Suite Vinyl Flooring, Double Glazed UPVC Window to Front Aspect, Pedestal Washbasin, WC, Double Width Shower Cubicle & Power Shower, Single Panelled Radiator, Shaver Point.

Bedroom 2 : 8 '4 x 8' 5 (0.20m '4 x 2.44m 0.13m)

Double Glazed UPVC Window to Front Aspect, Fitted Carpet, Single Panelled Radiator.

Bedroom 3: 8' 4 x 6' 6 (2.44m 0.10m x 1.83m 0.15m)

Double Glazed UPVC Window to Rear Aspect, Fitted Carpet, Single Panelled Radiator.

Bathroom

Tiled Flooring, WC, Pedestal Wash Basin, Bath & Shower Attachment, Single Panelled Radiator, Ceiling Spotlights, Extractor Fan, Shaver Point, Partially Tiled Walls.

Rear Garden

Mainly laid to lawn, Flower & Shrub borders, Timber Fence Perimeter, Outside Tap, Gated Access to Side, North/West facing.

Garage

Metal Up & Over Door, Power & Lighting. Parking for Two Cars to the side.

Local Information

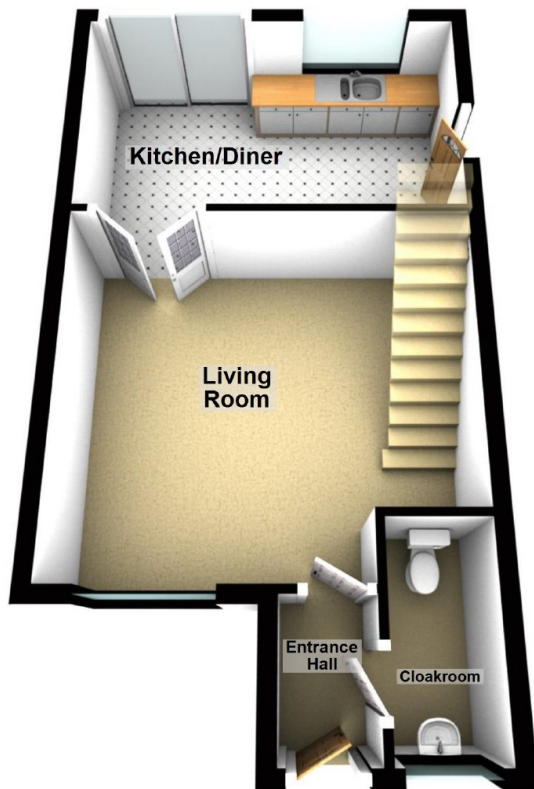
Rye Close is situated in Great Ashby and is within Easy Access to Weston Village offering rural walks, and has direct access to the A1(M).



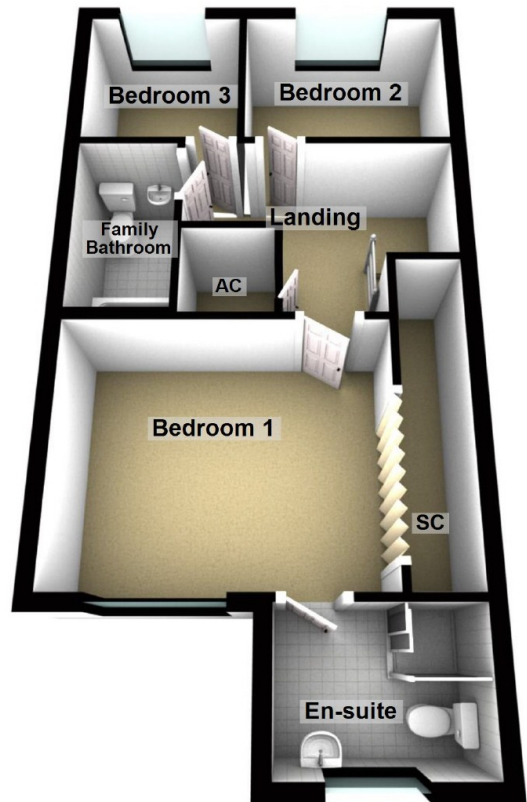




Ground Floor



First Floor



Energy Performance Certificate



10, Rye Close
STEVENAGE
SG1 3YN

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

End-terrace house
04 September 2011
04 September 2011
8303-0848-2929-2506-1193
RdSAP, existing dwelling
70 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environment Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a 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	200 kWh/m ² per year	174 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.3 tonnes per year
Lighting	£55 per year	£41 per year
Heating	£419 per year	£387 per year
Hot water	£119 per year	£101 per year

You could save up to £63 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 practise. 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.



Remember to look for the Energy Saving Trust 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.