



14 Madefeld, Stevenage

Offers in excess of £260,000

STAMP DUTY EXEMPT FOR FIRST TIME BUYERS A Beautifully Modernised Two Bedroom Terrace House, Conveniently Situated Within Walking Distance Of The Town Centre And Stevenage Mainline Station, Whilst Also Giving Easy Access To The A1(M). Internally The Property Has Been Finished To A High Standard Throughout, And Includes A Large Fitted Kitchen/Diner, Lounge, Two Double Bedrooms, Bathroom And Shower Room. Externally Offering A Recently Landscaped Rear Garden And Excellent Casual Parking. **EARLY VIEWING IS HIGH RECOMMENDED!!!**



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New room

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Entrance Hallway

Fitted with an attractive composite external door and a large UPVC double glazed side panel window, double panelled radiator, quarry tiled flooring, under stairs storage and doors to both kitchen and lounge areas.

Lounge 13'x 11'4" (3.96m 3.45m)

A comfortable sized lounge which is situated to the rear of the property, with a large UPVC double glazed window to rear aspect, coving to the ceiling, double panelled radiator, a quality Oak effect laminate flooring, a chimney breast opening with a space for flame effect electric wood burner.

Kitchen/Diner 16'x 8'2" (4.88m 2.49m)

A large dual aspect kitchen/ Diner which comprises of an excellent selection of Modern wall and base units finished in an Antique cream and brushed chrome door furniture, bevel edged dark wood butcher block style work surfaces with an inset traditional style ceramic sink & drainer and chrome mixer taps over, under counter space for a washing machine, integrated Fridge Freezer, a built in stainless steel electric oven and matching four ring gas hob, a stainless steel chimney style extractor hood, ceramic tiled splash backs, a continuation of the quarry tiled flooring, ample space for dining table and chairs, UPVC double glazed window to the front aspect and a UPVC double glazed door to the rear.

Downstairs Bathroom

A very generously sized bathroom which has been re-fitted by the current owners and comprises of a modern three piece suite, including a panel surround bath with Victorian style mixer tap and shower attachment, bi-folding shower screen, a close coupled WC with chrome push button flush, a large ceramic hand wash basin with chrome mixer taps set with in a shabby chic vanity unit, natural stone effect ceramic tiled flooring and matching tiled splash backs, a UPVC double glazed window to the side aspect and extractor fan.

Stairs leading to the first floor

Which turn at mid point to the landing area, with access to the loft space, a built in storage cupboard housing hot water tank, and laminate flooring.

Bedroom 1: 13'2"x 11'6" (4.01m 3.51m)

A good size double bedroom situated to the rear of the property and includes, a UPVC double glazed window to the rear aspect, a single panel radiator and fitted wardrobes with sliding mirrored doors to one wall.

Bedroom 2: 13'7"x 8'3" (4.14m 2.51m)

The second double bedroom again situated to the rear of the property, with a UPVC double glazed window and a single panel radiator.

Shower Room

Fitted with a fully enclosed glass shower cubicle and wall mounted shower, hand wash basin, Oak effect laminate flooring, fully tiled walls, extractor fan, a chrome heated towel rail, frosted UPVC double glazed window.

Separate WC

With a close coupled WC, a continuation of the Oak effect laminate flooring, and a Frosted UPVC double glazed window.

Rear Garden

A beautifully landscaped west facing rear garden which has been mainly laid to lawn and surrounded by planted flower borders and vegetable patches, a generous size wood deck patio, external lighting and power points, and two timber framed sheds.

Front Aspect

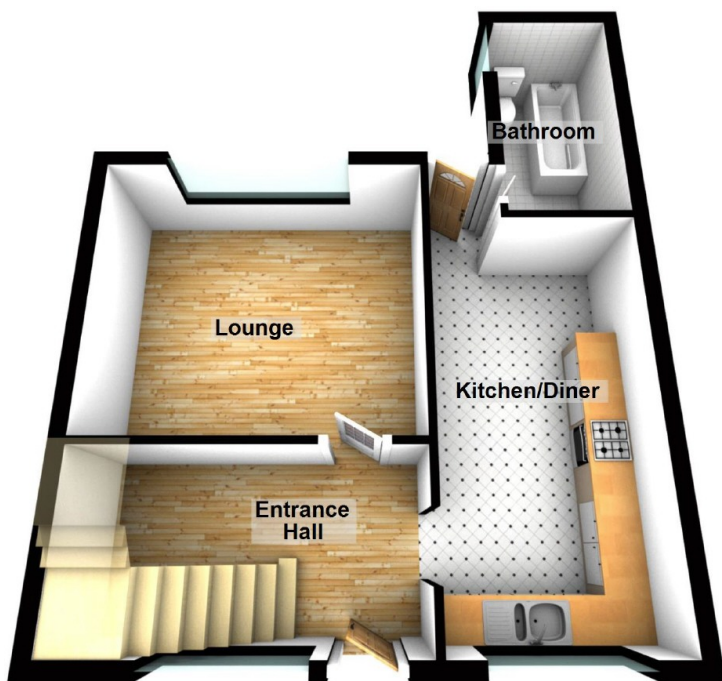
Mostly paved front area with pathway to the front entrance, picket fencing and external lighting.



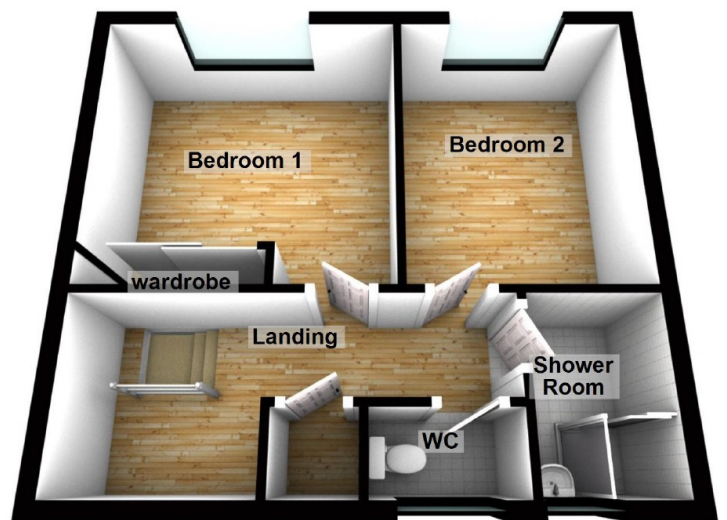




Ground Floor



First Floor



Energy Performance Certificate

14, Made Feld, STEVENAGE, SG1 1PG


Dwelling type: Mid-terrace house
Date of assessment: 05 February 2016
Date of certificate: 05 February 2016

Reference number: 0026-2885-7724-9406-0145
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

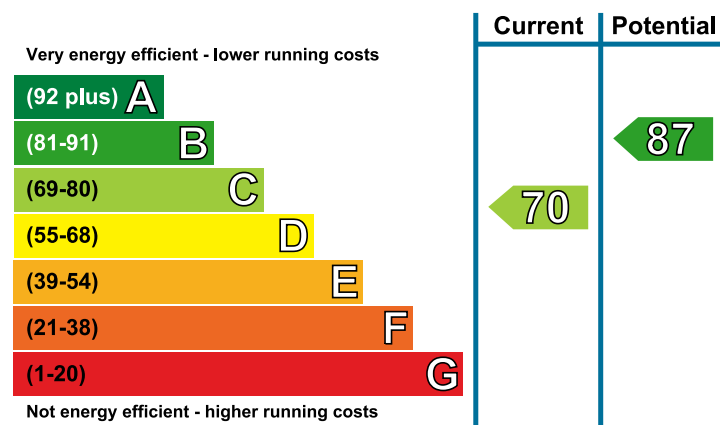
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,004
Over 3 years you could save	£ 411

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 147 over 3 years	
Heating	£ 1,362 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 420 over 3 years	£ 246 over 3 years	
Totals	£ 2,004	£ 1,593	

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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	
2 Low energy lighting for all fixed outlets	£30	£ 63	
3 Solar water heating	£4,000 - £6,000	£ 159	

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.