



52 Gonville Crescent, Stevenage

Offers over £260,000

A Beautifully Presented Two Bedroom Terrace House, Situated On The South Side Of The Shephall Area Of Stevenage, Which Benefits From An Array Of Local Amenities And Schools, Along With Easy Access To Both The A10 & A1(M). Internally The Property Has Been Recently Refurbished By The Current Owner, And While The Property Offers Very Spacious Accommodation It Also Features A Brand New Modern Fitted Kitchen, Large Lounge And A Generous Private Rear Garden. CHAIN FREE



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Entrance Hallway

An extended hallway with a panelled hardwood door and inset window light, side panel window, quality beech effect laminate flooring, two single panel radiators, a mains wired smoke alarm, wall lighting and newly fitted doors to all ground floor rooms.

Utility area 6'3"x 6'2" (1.91m 1.88m)

Positioned directly off of the hallway and comprising of spaces several appliances along with plumbing and power points, a UPVC door to the rear aspect giving access to the rear garden, a UPVC double glazed window, ceramic tiled flooring, and wall mounted meters and fuse box.

Lounge 15'5"x 10'4" (4.70m 3.15m)

A very generous sized lounge, situated to the rear of the house, with UPVC double glazed sliding patio doors, high kick board skirting, ample plug points as well as additional USB power points, a glass fronted wall mounted gas fire with wooden mantle and surround, coving to the ceiling.

Kitchen 11'4"x 9'9" (3.45m 2.97m)

A lovely size kitchen recently fitted with a modern Santini gloss Anthracite kitchen, comprising of an excellent range of wall base and drawer units and LED under unit lighting, a square edged cream Granite effect work surface which is inset with a one and half bowl stainless steel sink and drainer with chrome mixer taps over, an integrated eye level double oven, four ring gas hob with coloured perspex splash back, a modern part glass chimney style cooker hood again with LED lights, grey tile effect laminate flooring, a mains wired heat detector, tiled splash back, space for a vertical fridge freezer, ample space for a standard country style kitchen table and chairs, UPVC double glazed window to the front aspect.

Stairs leading to the first floor landing

With a UPVC double glazed window to the front aspect, two built in storage cupboards, access to the loft space (which also house the Combi Boiler) and a mains wired smoke detector.

Bedroom 1: 11'5"x 10'4" (3.48m 3.15m)

A good size double bedroom situated to the front of the property, with UPVC double glazed window, single panel radiator, two built in wardrobes, USB power points ,high kick board skirting and coving to the ceiling.

Bedroom 2: 12'9"x 10'4" (3.89m 3.15m)

A large double bedroom with UPVC double glazed window to the rear aspect, single panel radiator, high kick board skirting, built in wardrobe, and coving to the ceiling.

Bathroom

Fitted with a modern three piece white bathroom suite, which comprises of a panel surround bath with mixer taps and shower attachment, a circular wall mounted hand wash basin and chrome mixer tap, a close coupled WC with chrome push button flush, fully tiled walls, heated towel rail, slate effect vinyl flooring, extractor fan and a frosted UPVC double glazed window .

Rear garden

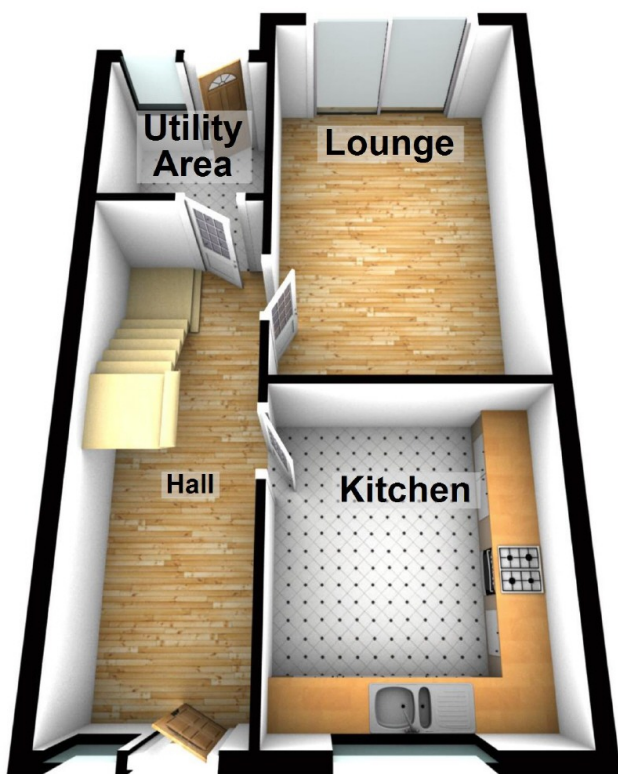
An excellent size west facing rear garden backing onto local playing fields, the garden is mostly laid to lawn with surrounding borders, gated rear access, timber frame shed, paved patio and external lighting.



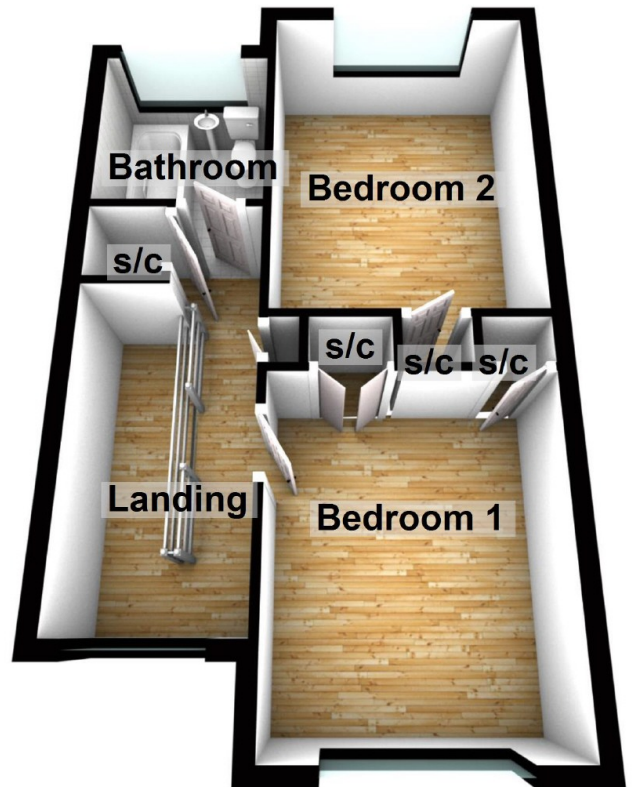




Ground Floor



First Floor



Energy Performance Certificate



52, Gonville Crescent, STEVENAGE, SG2 9LT

Dwelling type: Mid-terrace house
Date of assessment: 15 May 2012
Date of certificate: 16 May 2012

Reference number: 0898-2885-6757-9492-9001
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 m²

Use this document to:

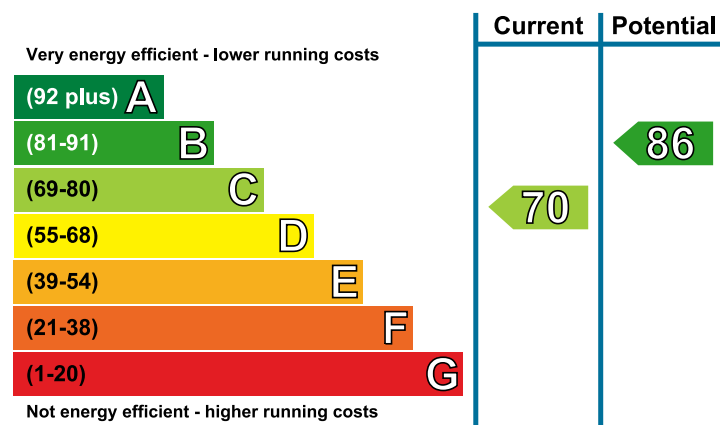
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,839
Over 3 years you could save	£ 375

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,413 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 255 over 3 years	£ 180 over 3 years	
Totals	£ 1,839	£ 1,464	

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 Cavity wall insulation	£500 - £1,500	£ 231
2 Floor Insulation	£800 - £1,200	£ 66
3 Solar water heating	£4,000 - £6,000	£ 75

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.