



Elder Way, Monkwood, Stevenage, SG1 1SD

£260,000

This Exceptionally Positioned Three Bedroom Family Home situated in Monkwood within 10 MINUTES WALK TO STEVENAGE MAINLINE STATION, New Town and ASDA 24 Hours Supermarket. Features include, Kitchen/ Diner, Lounge Area, Utility Room, Two Double Bedrooms and One Single Bedroom, Bath and Separate W.C, Front and Rear Gardens.



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Entrance Hallway

Double Glazed Door to Front Aspect, Stairs to 1st Floor Landing, door leading to Lounge area.

Lounge and Dining Area 11'6 x 9'4 (3.51m x 2.84m)

Laminate Flooring, Double Glazed Window to Front Aspect and Rear Aspect, T.V Point, Gas Fire with Back Boiler, Door to Kitchen Area.

Kitchen/Breakfast Room 11'4 x 8'7 (3.45m x 2.62m)

Gas Hob and Oven, Cupboard at Eye and Base Level, Spot Lighting, Roll Top Work Surfaces, Double Glazed Window to Rear Aspect, Stainless Steel Sink and Mixer Tap, Door to Utility Room, Tiled Splash Back.

Utility Room 8'9 x 8'6 (2.67m x 2.59m)

Plumbing for Washing Machine, Tiled Flooring, Space for Fridge/Freezer, Door to Front Aspect.

Landing

Door to all rooms, Loft Access, Airing Cupboard.

Bedroom One 11'7 x 10'4 (3.53m x 3.15m)

Double Glazed Window to Front Aspect, Single Panel Radiator, Coved Ceiling, Over Stairs Cupboard.

Bedroom Two 9'3 x 13'7 (2.82m x 4.14m)

Single Panel Radiator, Double Glazed Window to Front Aspect.

Bedroom Three 7'8 x 8'6 (2.34m x 2.59m)

Single Panel Radiator, Double Glazed Window to Rear Aspect.

Bathroom

Bath with Mixer Tap, Double Glazed Window to Rear Aspect, Tiled Splash Back, Tiled Flooring.

Separate W.C

Low Level W.C, Double Glaze Window to Front, Tiled Splash Back, Tiled Flooring.

Rear Garden

Mainly Laid to Lawn, Patio Area, Mature Shrubs, 6 x 4 Shed. Timber Fencing, Shared Access to Front.

Front Garden

Pathway Leading to Front Door, Laid to Lawn.

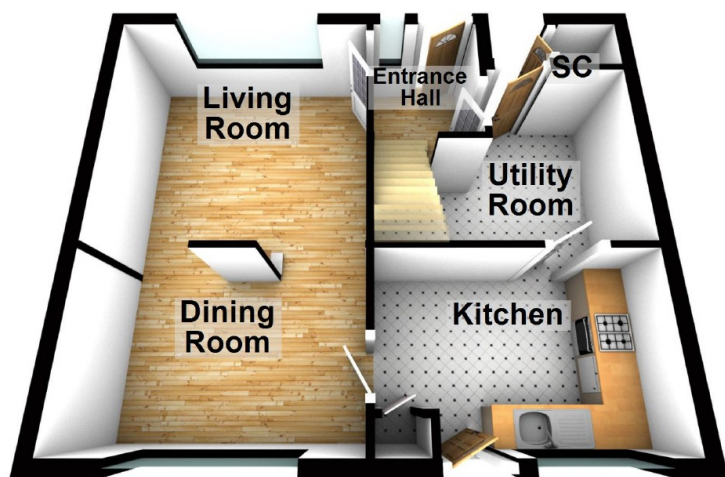
Local Information

Monkswood is located close to the Stevenage New Town and Mainline Stevenage Train Station with Direct links to London Kings Cross, the property also benefits from a 24 hour ASDA supermarket which is only a short walk from the property along side other Retail Parks close by.

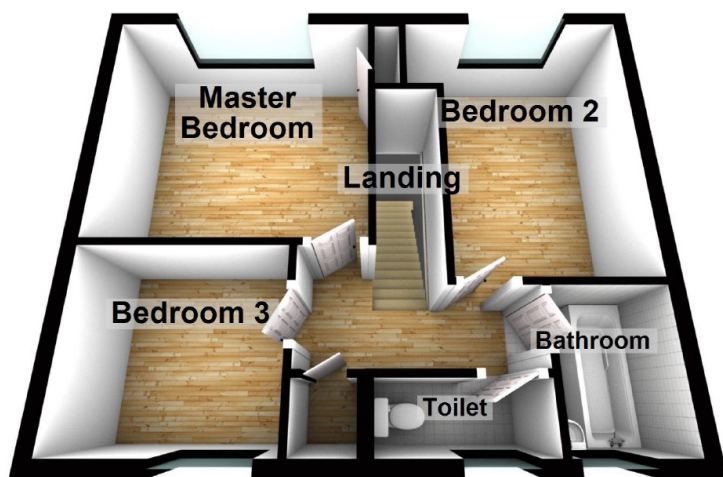




Ground Floor



First Floor



Energy Performance Certificate



3, Elder Way, STEVENAGE, SG1 1SD

Dwelling type: Mid-terrace house
Date of assessment: 09 November 2017
Date of certificate: 10 November 2017

Reference number: 0818-1917-7239-5743-9950
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

Use this document to:

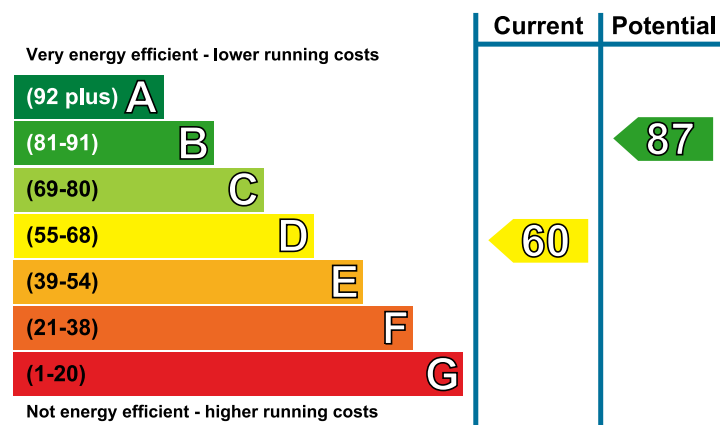
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,823
Over 3 years you could save	£ 1,233

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 165 over 3 years	
Heating	£ 1,635 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 855 over 3 years	£ 216 over 3 years	
Totals	£ 2,823	£ 1,590	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 126
2 Increase hot water cylinder insulation	£15 - £30	£ 126
3 Low energy lighting for all fixed outlets	£85	£ 138

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.