



47 Whomerley Road, Stevenage

Price £267,500

An Ideal Purchase For Both Investors And First time Buyers Alike, This Beautifully Presented Two Bedroom Terrace House, Is Situated In The Popular Mionkswood Area Of Stevenage, Benefitting From Its Close Proximity To Both The Town Centre And The Mainline Station, As Well Giving Easy Access To The A1(M). As Mentioned The Property Has Been Well Maintained By The Current Owner And Features A Modern Fitted Kitchen, Good Size Lounge, Two Double Bedrooms both With Fitted Wardrobes, Downstairs Cloakroom And Modern Bathroom. CHAIN FREE



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New room

Entrance

Via a UPVC door with Inset double glazed panel, leading directly in to:-

Kitchen 10'7"x 9' (3.23m 2.74m)

Beautifully fitted with a good selection of modern white high gloss wall and base units, grey square edged work surfaces with an inset single bowl stainless steel sink and drainer with chrome mixer tap over, integrated Zanussi stainless steel electric oven and matching four ring gas hob, extractor hood, under counter spaces for washing machine, slim line dishwasher and an upright fridge freezer, bevel edged tiled splash backs, Carradine Grey stone effect tiled flooring, inset lighting, double panelled radiator, smoke alarm (which is wired to mains system and battery operated) UPVC double glazed window to the front aspect, and opening to :-

Inner lobby

Situated between both kitchen and lounge areas, and comprises of a continuation of the Carradine flooring, inset lighting, a second smoke alarm (which is wired to mains system and battery operated), a built in storage cupboard which houses the fuse box as well as ample storage space.

Downstairs cloakroom

Comprising of a modern suite, including a close coupled WC with chrome push button flush, a hand wash basin set with in a high gloss vanity unit, and a large fixed vanity mirror, a continuation of the Carradine flooring, tiled splash backs, single panel radiator, extractor fan and inset lighting.

Lounge 12'5"x 10'8" (3.78m 3.25m)

A good size lounge, situated to the rear of the property, with UPVC French patio doors and side panel windows giving access to the garden space, a quality Grey Oak laminate flooring and double panelled radiator.

Stairs leading to the first floor landing

Turning mid point, landing area itself comprises of access to the loft space, a built in storage cupboard housing Combi boiler and doors leading to all 1st floor accommodation.

Bedroom 1: 9'2"x 8'9" (2.79m 2.67m)

(MEASUREMENTS ARE UPTO FITTED WARDROBES)

first of the double bedrooms situated to the front aspect of the property, with a UPVC double glazed window, double panelled radiator, and a range of modern fitted wardrobes with sliding doors.

Bedroom 2: 10'8"x 9'2" (3.25m 2.79m)

Second double to the rear of the house, with a UPVC double glazed window, double panelled radiator, and a range of modern fitted wardrobes with sliding doors.

Bathroom

Fitted with a modern three piece white bathroom suite, comprising o a P-shaped bath with chrome mixer tap and shower attachment, matching shower screen, a close coupled WC with chrome push button flush, hand wash basin with chrome mono-bloc taps and pedestal, chrome heated towel rail, partially tiled walls, Carradine Grey stone effect tiled flooring, inset lighting and extractor fan.

Garden

An easy maintenance garden which is with an artificial lawn, paved patio, gated rear access, external lighting, a timber framed shed and a raised planted bedding area.

Front aspect

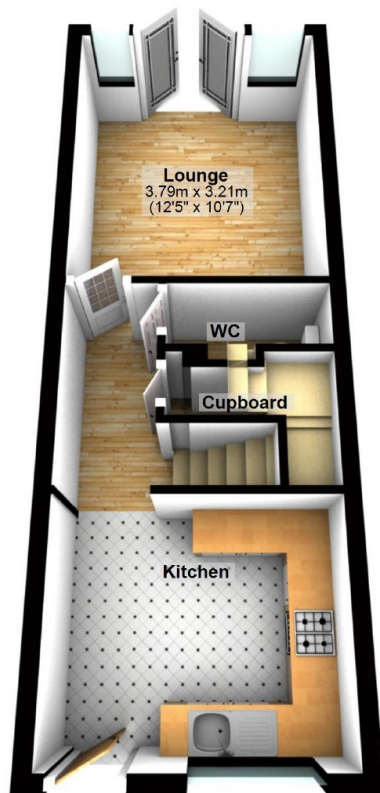
With a block paved drive, and a pitched tiled storm porch.







Ground Floor



First Floor



Energy Performance Certificate

47, Whomerley Road, STEVENAGE, SG1 1SR


Dwelling type: End-terrace house
Date of assessment: 13 October 2016
Date of certificate: 13 October 2016

Reference number: 9147-3837-6002-9696-4441
Type of assessment: SAP, new dwelling
Total floor area: 61 m²

Use this document to:

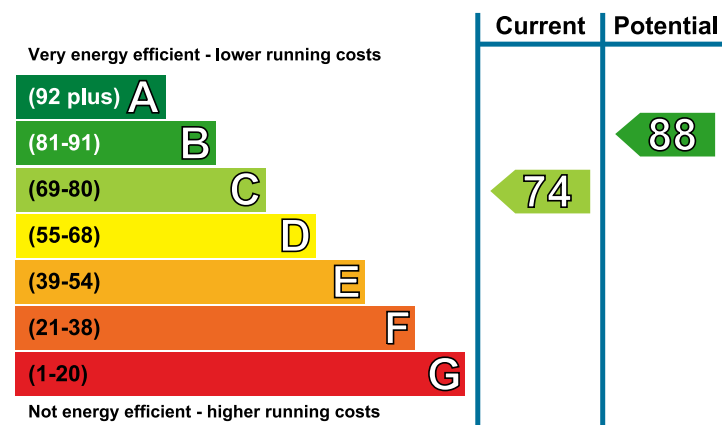
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,488
Over 3 years you could save	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,119 over 3 years	£ 1,119 over 3 years	
Hot Water	£ 237 over 3 years	£ 141 over 3 years	
Totals	£ 1,488	£ 1,392	

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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849