



67 Salisbury Road, Stevenage
Price £325,000

Exceptionally Modern Three Bedroom End of Terraced Property situated in North Stevenage overlooking local Park Land. Features include, Fitted Kitchen, Utility Room, Extended Lounge, Dining Room, Downstairs Cloakroom, Three Spacious Bedrooms, Fitted Bathroom, Front and Rear Gardens. **MUST BE VIEWED**



67 Salisbury Road, Stevenage

Entrance Porch

Tiled Flooring, Double Glazed Window to Front Aspect leading to Entrance Hallway.

Entrance Hallway

Tiled Flooring, Doors to all Rooms, Stairs to 1st Floor Landing, Meter Cupboard.

Down stairs cloakroom

With Modern Contemporary Fully Tiled walls, a Wall Hung W.C with Flush Plate, Downlights, Marble Hand Basin with Waterfall Mixer Tap, Chrome Heated Towel Rail with Built In Storage.

Modern Fitted Kitchen 10 x 9'1 (0.25m x 2.77m)

Roll Top Work Surfaces, 1 and ½ Bowl Sink made of Stone Resin sink and Drainer with Mixer Tap, Tiled Flooring, Cupboards at Eye and Base Level with Blue under unit Lighting, Modern Splash Back, Tiled Flooring, Double Glazed Window to Front Aspect, Wall Mounted Baxi Boiler, downlights, Built In Neff Gas Hob, Fan Assisted Oven, Microwave, Fridge & Dishwasher.

Dining Room 9'5 x 7'6 (2.87m x 2.29m)

Double Glazed Window to Front Aspect, Laminate Flooring, Doorway Leading to Lounge Area.

Lounge Area 22'4 x 10'11 min 16'7 max (6.81m x 3.33m min 5.05m max)

High Quality Laminate Flooring, downlights, Double Doors to Rear Aspect, Spot Lighting, Modern Delonghi Fire Place with Remote Control, Door to Entrance Hallway.

Utility Room 10'8 x 11'10 (3.25m x 3.61m)

Tiled Flooring, Cupboards at Eye and Base Level, roll edge work tops with twin stainless steel circular Sinks and chrome Mixer Tap over, downlights, Loft Access, Sliding Door to Entrance Hallway.

Landing

Doors to all rooms, Loft Access and built in airing cupboard

Modern Fitted Shower Room

Comprising of a Double width Walk-In Shower with Stone Resin Base, Matki Rainfall Shower, Downlighting, close coupled WC with chrome push button flush, hand Wash Basin with pedestal and chrome mixer taps over, Tiled Splash Back, Chrome Heated Towel Rail, Vanity Cupboard, Glass Block Feature Wall.

Bedroom Three 11'6 x 7'8 (3.51m x 2.34m)

Laminate Flooring, Double Panel Radiator, Double Glazed Window to Rear Aspect, Star Lights, Built in Cupboard Storage & Dressing Table with Drawers.

Bedroom Two 10'6 x 10'11 (3.20m x 3.33m)

T.V Point, Double Panel Radiator, Double Glazed Window to Rear Aspect.

Bedroom One 13'6 x 9'6 (4.11m x 2.90m)

Double Panel Radiator, Double Glazed Window to Front Aspect, Spot Lighting, T.V Point.

Rear Garden

South Facing Aspect, Raised Decking with Blue Led Lighting, Timber Fencing, Modern Post Lighting, Purple Slated Area with Shrubs and Borders, 12 x 6 Timber Shed with Power and Lighting, Outside Tap.

Front Garden

Block Paved with Purple Slated Area, Brick Piers to Gated Access, Shrubs with Hedgerow Boarder.

Local Information

Salisbury Road is located in North Stevenage and this property is overlooking local Park land, which offer excellent dog walking and play areas for Children, while also benefitting from Easy access to local shops, schools and local amenities.



Lounge Area



Lounge Area



Dining Room



Dining Room



Lounge Area



Lounge Area



Lounge Area



Lounge Area



Lounge Area



Utility Room



Utility Room



Modern Fitted Shower Room



Modern Fitted Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Local Information

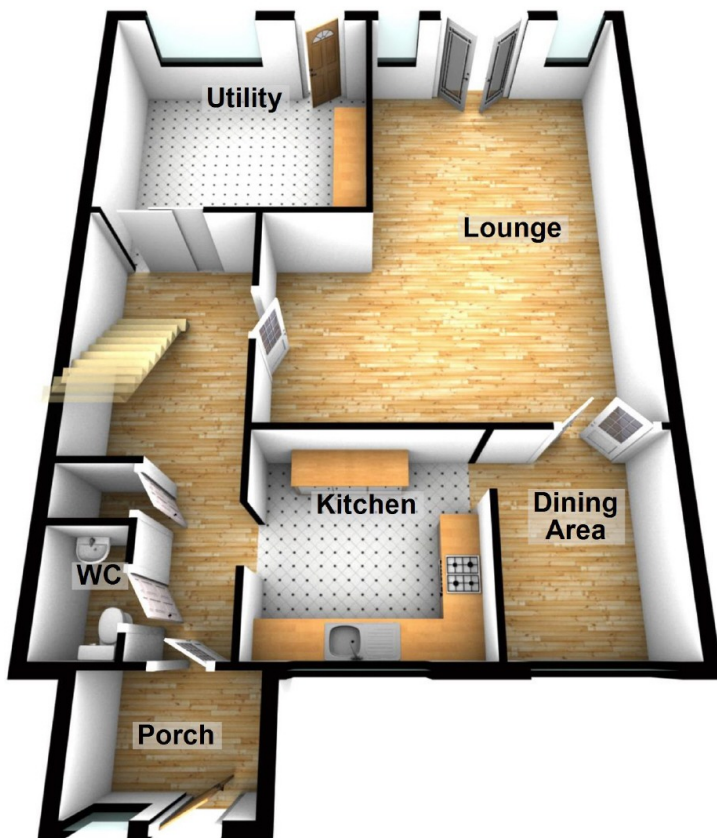


Local Information

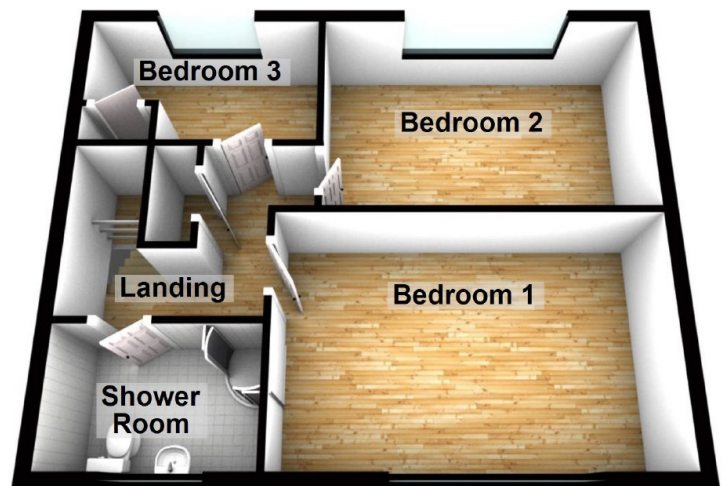


Local Information

Ground Floor



First Floor



Energy Performance Certificate

67, Salisbury Road, STEVENAGE, SG1 4PF


Dwelling type: End-terrace house
Date of assessment: 23 September 2016
Date of certificate: 26 September 2016

Reference number: 0244-2877-7614-9426-3451
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 m²

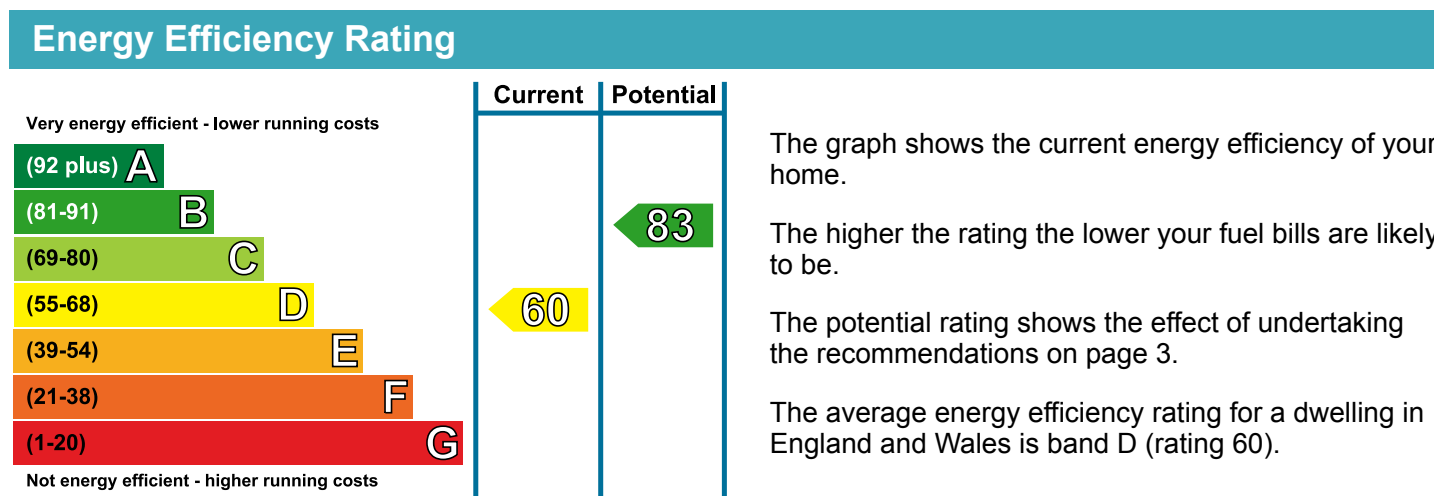
Use this document to:

- 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:	£ 3,270
Over 3 years you could save	£ 1,158

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 186 over 3 years	
Heating	£ 2,532 over 3 years	£ 1,692 over 3 years	
Hot Water	£ 471 over 3 years	£ 234 over 3 years	
Totals	£ 3,270	£ 2,112	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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 Increase loft insulation to 270 mm	£100 - £350	£ 150	
2 Cavity wall insulation	£500 - £1,500	£ 477	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 96	

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.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.