



Foyle Close, Great Ashby, Stevenage, SG1 6BQ

Price £309,995

We welcome to the market this Three Bedroom Semi Detached Home set within Great Ashby within close proximity to bridal path leading through to Fields and Woodland. Internally the property comprises of; Entrance Hallway, Downstairs Cloakroom, Lounge & Kitchen/Diner. Upstairs you will find Three Good Sized Bedrooms, Bathroom & En-Suite. Externally the property offers a South Facing Rear Garden and comes complete with a Garage En-Block with Driveway for 2-3 Cars. viewing comes highly recommended!



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Accommodation Comprises Of:

Door into Entrance Hallway.

Entrance Hallway

Wooden flooring, single panel radiator, ceiling spotlights, doors into Lounge & Downstairs Cloakroom.

Downstairs Cloakroom

Ceramic tiled flooring, pedestal wash basin, partially tiled walls, WC, ceiling spotlights, ceiling extractor fan, single panel radiator.

Lounge 18'1 x 11'0 (5.51m x 3.35m)

Wooden flooring, double panelled radiator, TV and BT points, feature fireplace with hearth, double glazed UPVC window to front aspect, door to under stairs storage cupboard, stairs to first floor landing, door into Kitchen/Diner.

Kitchen/Diner 13'8 x 9'9 (4.17m x 2.97m)

Wooden flooring, double panelled radiator, range of base and eye level cupboard and drawer units with roll edge work surfaces, integrated electric oven and grill with gas hob and extractor hood over, partially tiled walls, butler sink and drainer with mixer tap, integrated washing machine, integrated fridge freezer, double glazed UPVC window to rear aspect, double glazed patio doors into Rear Garden.

Stairs To First Floor Landing

Fitted carpet, access to loft space, doors to all rooms.

Bedroom 1: 10'4 x 11'7 (3.15m x 3.53m)

Fitted carpet, single panel radiator, double glazed UPVC window to front aspect, double doors to fitted wardrobes, door to En-Suite.

En-Suite

Ceramic tiled flooring, single panel radiator, fully tiled walls, pedestal wash basin, WC, fully tiled shower cubicle, ceiling spotlights, ceiling extractor fan, double glazed UPVC window to front aspect.

Bedroom 2: 7'7 x 11'7 (2.31m x 3.53m)

Fitted carpet, single panel radiator, double doors to fitted wardrobe, double glazed UPVC window to rear aspect.

Bedroom 3: 8'5 x 6'0 (2.57m x 1.83m)

Fitted carpet, single panel radiator, double doors to fitted wardrobe, double glazed UPVC window to rear aspect.

Family Bathroom

Ceramic tiled flooring, single panel radiator, WC, bath with shower attachment, fully tiled walls, ceiling extractor fan, ceiling spotlights, pedestal wash basin.

Rear Garden

Patio leading to lawn, high fence perimeter to side and rear, gated access to front, South Facing.

Garage & Driveway

Far left garage of four, Metal up and over door, driveway to the front for 2 - 3 cars.

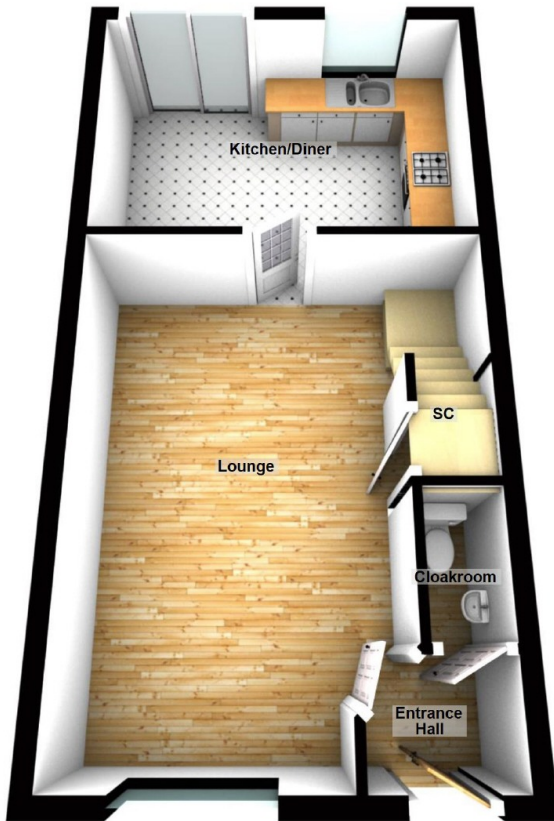




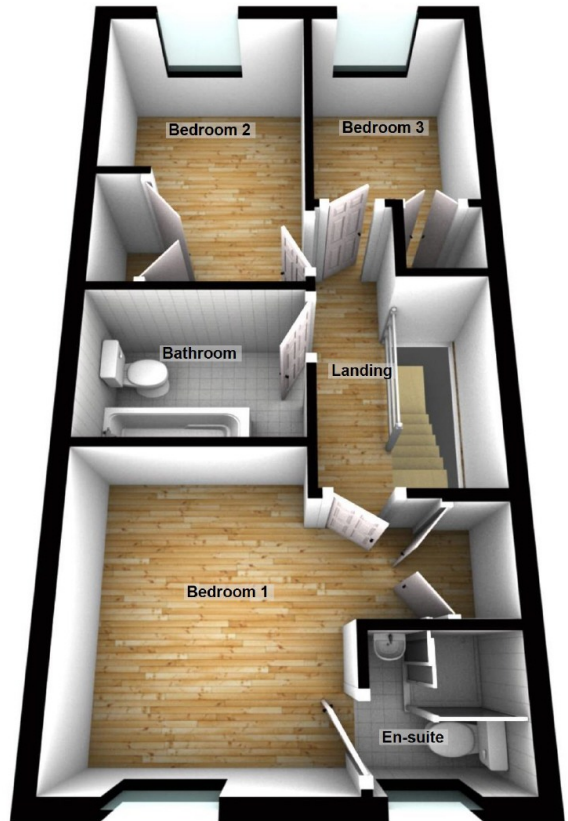




Ground Floor



First Floor



Energy Performance Certificate

28, Foyle Close, STEVENAGE, SG1 6BQ


Dwelling type: Semi-detached house
Date of assessment: 17 February 2014
Date of certificate: 17 February 2014

Reference number: 0211-2893-7425-9894-8211
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

Use this document to:

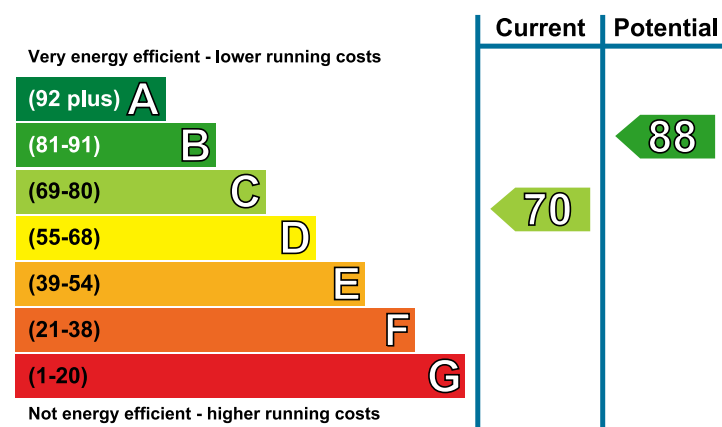
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,863
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 144 over 3 years	
Heating	£ 1,179 over 3 years	£ 1,047 over 3 years	
Hot Water	£ 423 over 3 years	£ 222 over 3 years	
Totals	£ 1,863	£ 1,413	

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	£800 - £1,200	£ 66	
2 Low energy lighting for all fixed outlets	£25	£ 99	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 162	

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.