



Grampian Place  
Stevenage | SG1 6DR

AGENT HYBRID

# £340,000



We are pleased to welcome to the market this well-presented, CHAIN FREE, Two Bedroom Semi-Detached Home, ideally located in the heart of Great Ashby. This sought-after location is just a short walk from The Neighbourhood Centre, offering a range of everyday amenities, a Community Centre, Nursery, and falls within the catchment area for the highly regarded Round Diamond Junior School. The accommodation briefly comprises a welcoming Entrance Hallway with access to a Downstairs WC, a Modern Kitchen, and a spacious Lounge/Diner with French doors opening onto the Rear Garden. Upstairs, the first floor offers two generous Double Bedrooms, both with fitted wardrobes. The Master Bedroom further benefits from a contemporary En-Suite Shower Room, and a stylish main Bathroom completes the floor. Externally, the property boasts a Private, West-Facing Rear Garden with a patio seating area, lawn, and gated side access. To the front, there is off-street Parking for two vehicles. Early viewing is highly recommended to fully appreciate this ideal first-time purchase or investment opportunity.

## DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Kitchen 10'8 x 6'0
- Lounge/Diner 14'9 x 13'2
- Bedroom 1: 9'8 x 9'3
- En-Suite
- Bedroom 2: 13'3 x 8'2 (into robes)
- Bathroom

## N.B

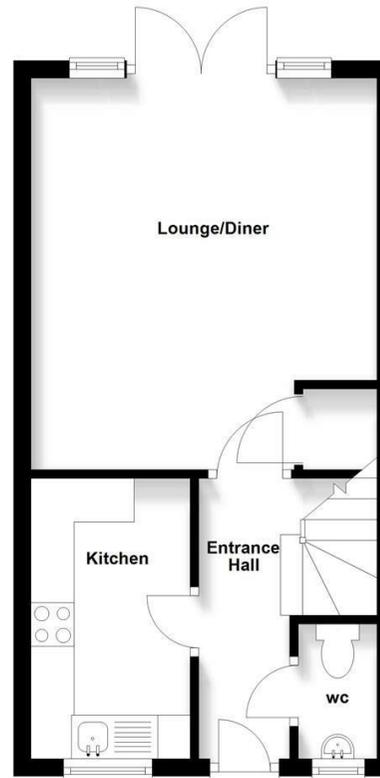
The freehold can be purchased for £150.00 + VAT.  
 If the freehold is not purchased, the property remains as leasehold and the following applies;  
 approximately 81 years remain on the lease.  
 Buildings insurance - £33.00pcm.  
 Management fee - £2.08pcm.

If the freehold is purchased the following charges remain;

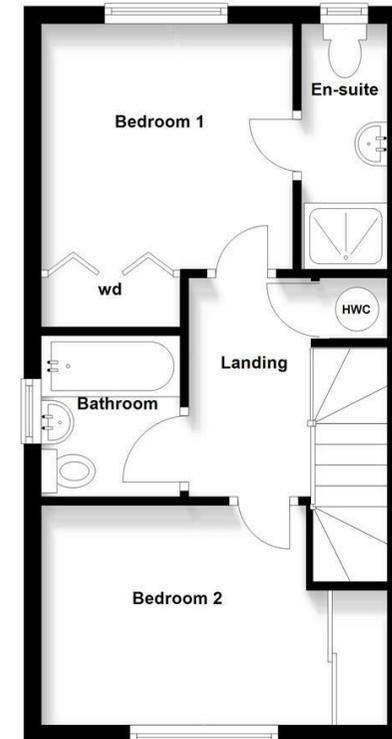
management fee - £2.08pcm.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
	<b>75</b>

**Ground Floor**  
 Approx. 31.3 sq. metres (336.5 sq. feet)



**First Floor**  
 Approx. 32.2 sq. metres (346.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.2 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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