



PUTTERILLS

est. 1992



**£1,250 PCM**  
**Merrick Close**  
Stevenage, SG1 6GH



## PROPERTY SUMMARY

This modern 2-bedroom coach house is located in the popular area of Great Ashby, Stevenage. The property is finished to a high standard and features fitted kitchen appliances, a separate utility area, a bathroom with an electric shower, and a garage.

The open-plan lounge measures a generous 17' x 12' and leads to an open kitchen that is 11' x 5', both with wood flooring and complete with fitted appliances. The kitchen includes a stainless steel gas oven/grill, a separate gas hob, and an integrated fridge/freezer.

The bathroom boasts a modern white suite and an electric shower. The apartment is decorated in neutral colours throughout. Additionally, there is the advantage of a garage and for allocated parking space.

The separate utility area includes a washing machine and a water softener, and extra storage in a cupboard located at the rear of the garage beneath the apartment.

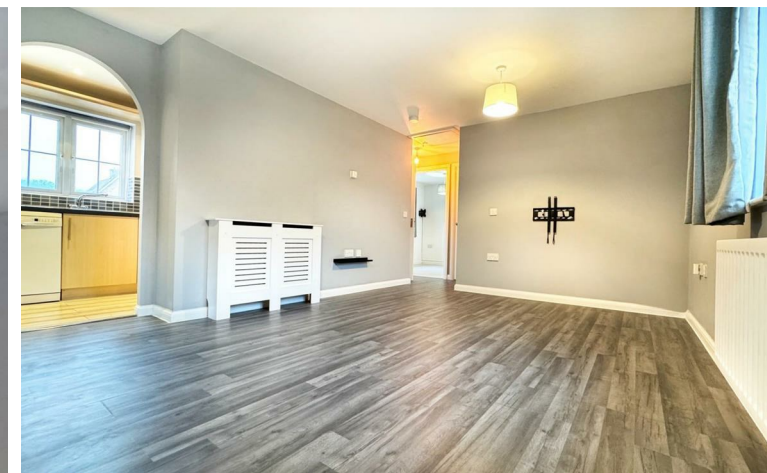
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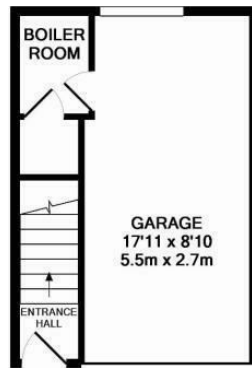




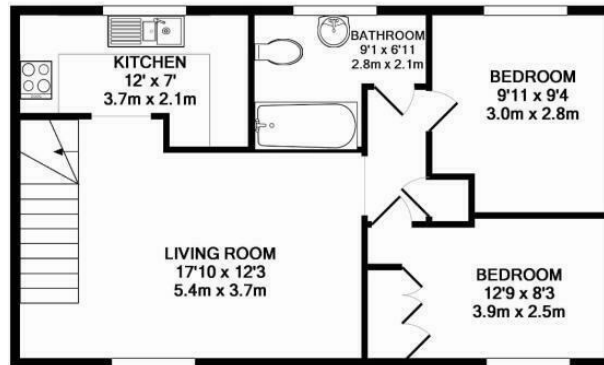








GROUND FLOOR  
APPROX. FLOOR  
AREA 218 SQ.FT.  
(20.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 546 SQ.FT.  
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCAL AUTHORITY

Stevenage

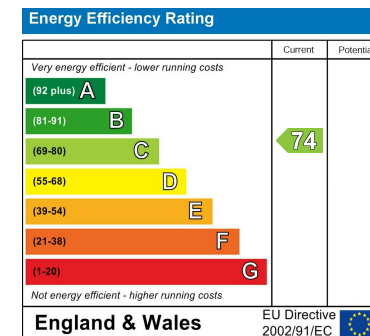
## TENURE

## COUNCIL TAX BAND

B

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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