



**£1,550 Per Month**  
**Hammond Close**

Stevenage, SG1 3JQ



# PROPERTY SUMMARY

Located in a quiet cul-de-sac off Pound Avenue, this two-bedroom house has recently undergone a complete refurbishment to a high standard and now looks and feels like a brand-new home. The property boasts a modern, fully-equipped kitchen with top-of-the-line appliances, including a hob with an extractor above it, oven, fridge freezer, and washing machine/tumble dryer. The lounge is a beautiful space that benefits from large glazed doors, which open onto the garden area. Upstairs, you will find a modern bathroom suite with a shower above the bath, as well as two double bedrooms. All the rooms have been fully decorated and have new flooring and curtains that add a fresh touch to the space.

It is conveniently situated in the Old Town area, just a short walk from the historic High Street and the mainline railway station, which offers fast, direct trains to Kings Cross in approximately 23 minutes.

The accommodation comprises a generous reception hallway, kitchen/dining room, spacious lounge and a first-floor landing leading to two bedrooms and a family bathroom. Viewing recommended.

Stevenage comprises of both the New and Old Towns. The Historic High Street in the Old Town offers a good selection of shops, cafés/restaurants

and public houses. The New Town provides a large pedestrianised shopping centre and retail parks together with the Gordon Craig Theatre, David Lloyd Health Club, Fairlands Valley Park and lakes, the Leisure Park with its restaurants, bars and night club, bowling alley and 16-screen Cineworld complex. Stevenage mainline railway station offers a fast and frequent rail service into London Kings Cross (23 mins) and the St Pancras International rail link to Europe. Both Luton and Stansted Airports are approximately 20 miles away.

The Council Tax Band is C.

2



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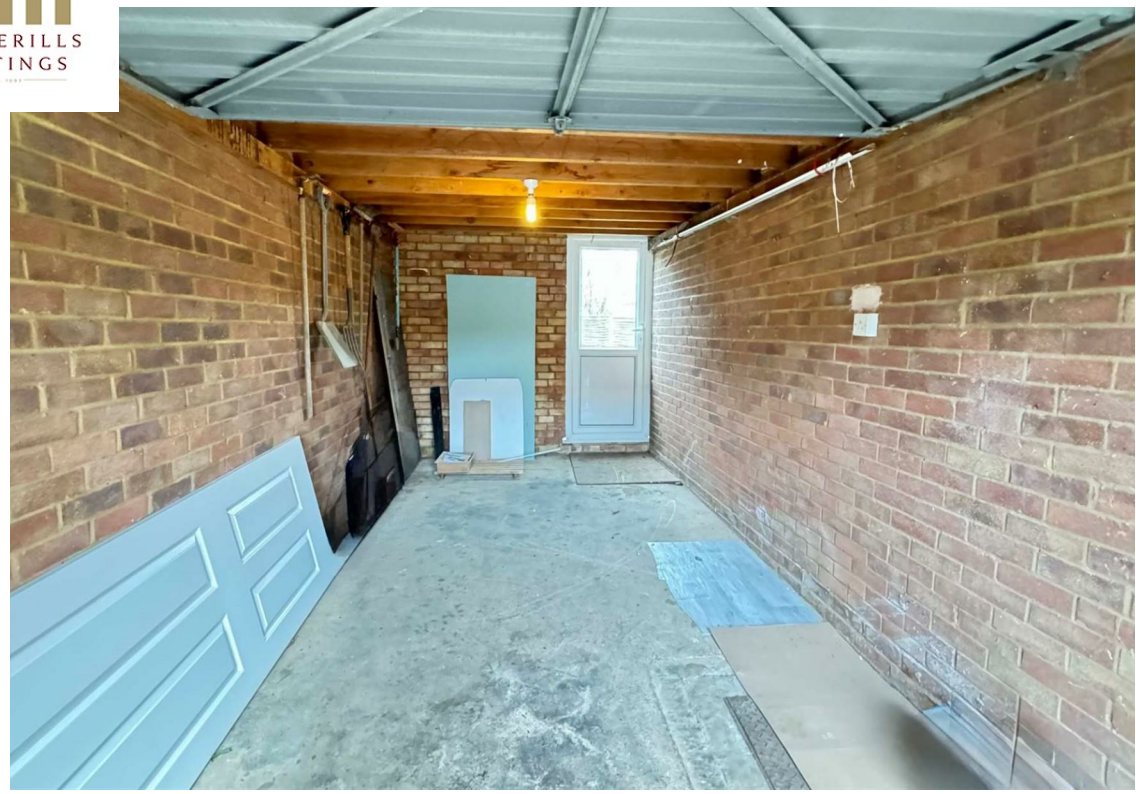
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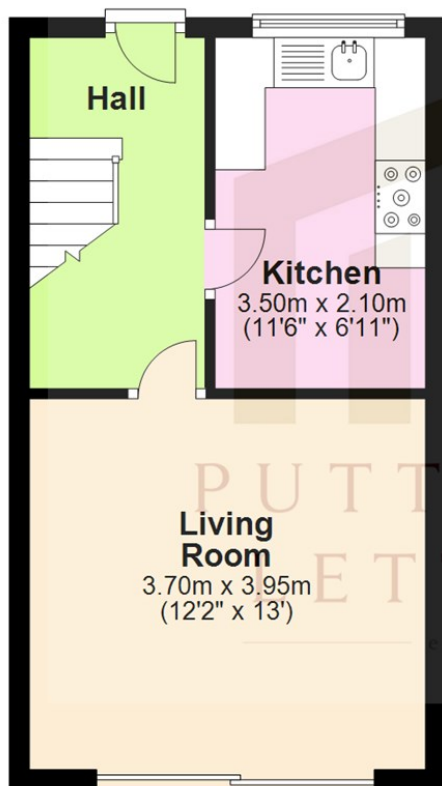






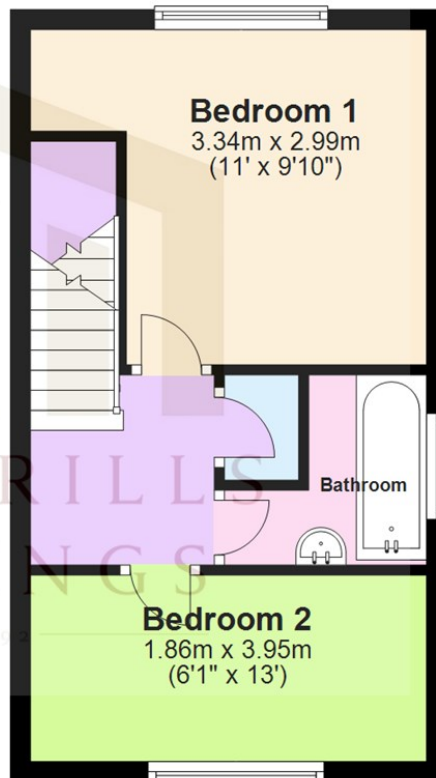
### Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



**Total area: approx. 57.7 sq. metres (620.8 sq. feet)**

Approximate measurements not to scale for room identification purposes only  
Plan produced using PlanUp.

### LOCAL AUTHORITY

### TENURE

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	74
	EU Directive 2002/91/EC	

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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