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75 Bradman Way, Stevenage, SG1 5RE

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£190,000

Tucked away in the peaceful area of Bradman Way, this generously sized one-bedroom maisonette is perfect for anyone looking for a space to unwind, but also to entertain. This charming home features a stylish mezzanine bedroom complete with a skylight, and an impressively spacious reception room that was partially refurbished in 2022 with fresh plastering, repainting and new carpets. The well-equipped kitchen includes an integrated extractor fan along with an oven and hob. Surprisingly roomy for a one-bedroom property, this maisonette offers both comfort and character in a tranquil setting. A great choice for first time buyers and investors alike, as well as those looking to downsize.

- Allocated parking
- Carpets replaced, kitchen vinyl replaced and lounge replastered in May 2022
- Integrated oven, hob and extractor fan
- Section 20 works completed September 2025
- Mezzanine style bedroom with skylight



Ground Floor

Entrance Hall

75' max x 5'7  
Hallway continues to the right, housing one large understairs storage cupboard.

Bathroom

7'4 x 5'7  
Electric shower. Toilet. Wash basin. Small corner vanity cupboard.

Lounge

11'7 x 15'3  
UPVC double glazed window to front aspect.

Kitchen

7'3 x 6'4  
Integrated oven, hob and extractor fan.

First Floor

Bedroom

11'6 x 12'4 max  
Mezzanine style bedroom. Large storage cupboard housing boiler and water cylinder. Wall mounted heater. Skylight.

Outside


The property is tucked away in a private end of the cul de sac, complete with allocated parking to the front. Intercom system for access through the front door.


Lease Details

Lease length: To be confirmed by vendor  
Service charge: £127 pcm  
Ground rent: N/A

Agents Note

EPC has been applied for and will be uploaded in due course.

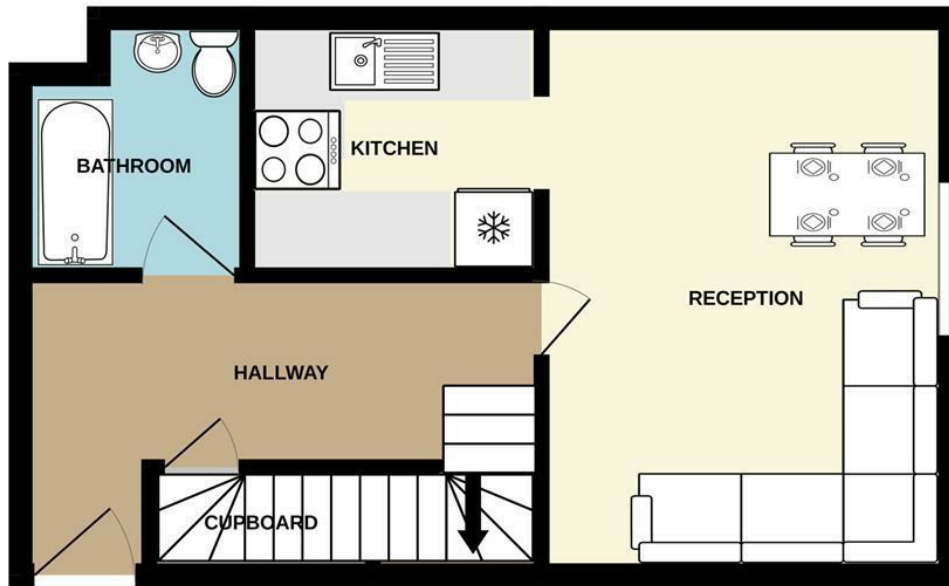
| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|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

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                               |
|-----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                               |
| (92 plus) A                                         |         |                                                                                                               |
| (81-91) B                                           |         |                                                                                                               |
| (69-80) C                                           |         |                                                                                                               |
| (55-68) D                                           |         |                                                                                                               |
| (39-54) E                                           |         |                                                                                                               |
| (21-38) F                                           |         |                                                                                                               |
| (1-20) G                                            |         |                                                                                                               |
| Not environmentally friendly - higher CO2 emissions |         |                                                                                                               |
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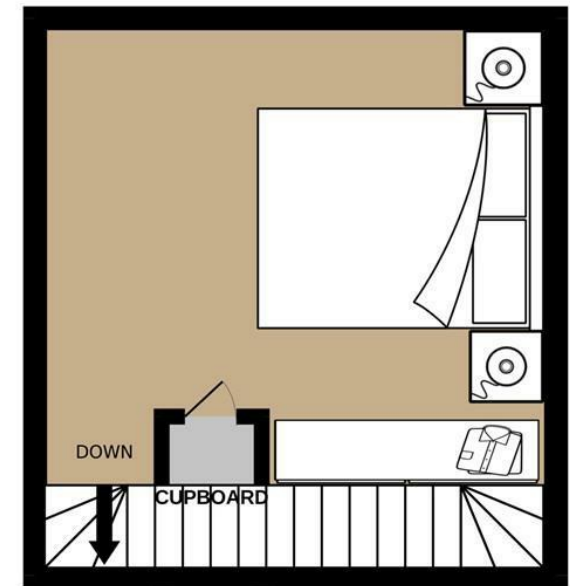
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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