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The Old Forge Cromer, Stevenage, SG2 7QA

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Price £325,000

Completely renovated period cottage with two bedrooms and open plan living area. The property benefits from integrated appliances, a downstairs cloakroom, two parking bays and a secluded garden.

Offered chain free. Potential rental income £1,350 pcm. Yield 4.84%

Approximate Gross Internal Area
57.85 sq m / 622.69 sq ft

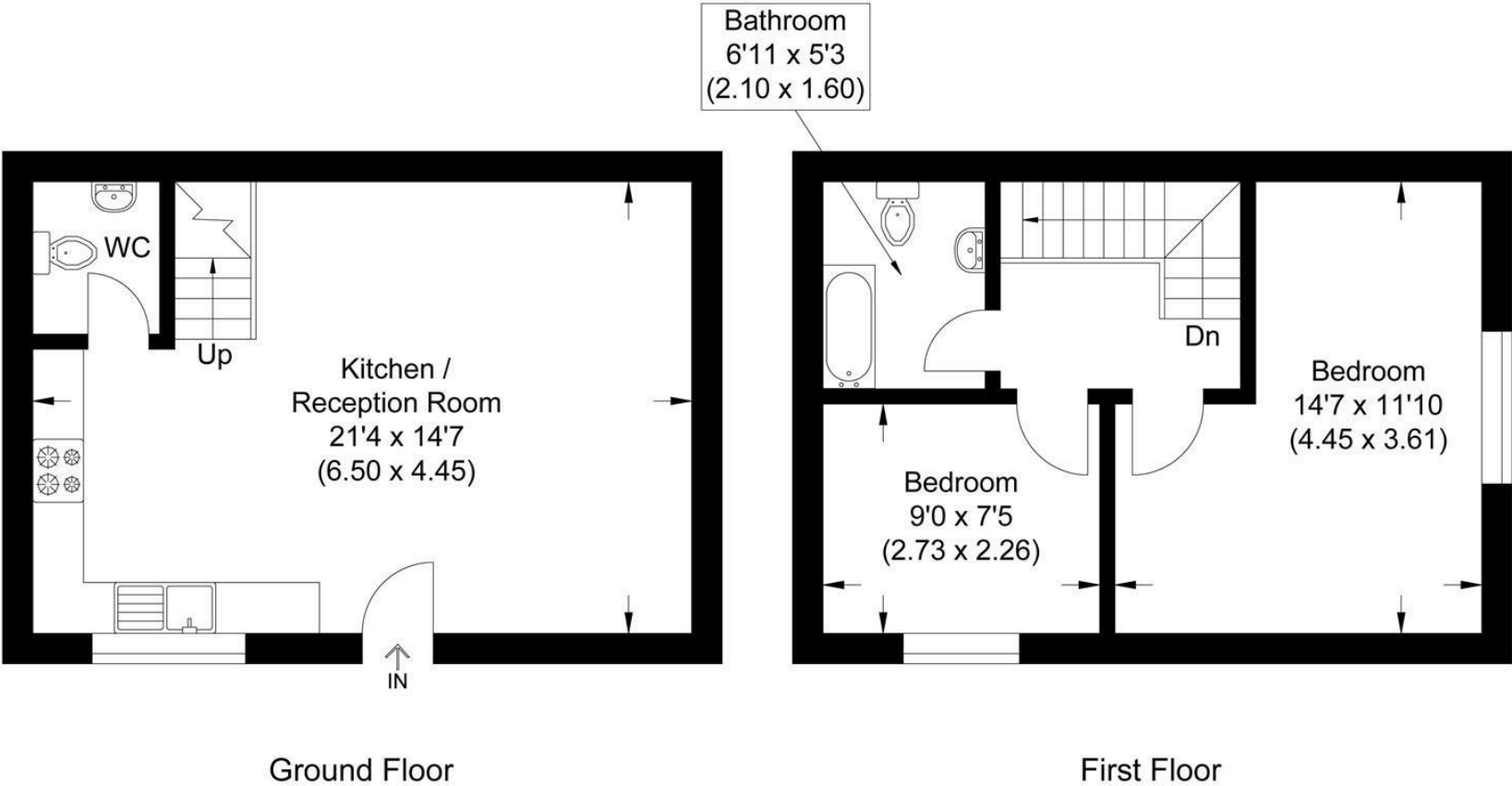
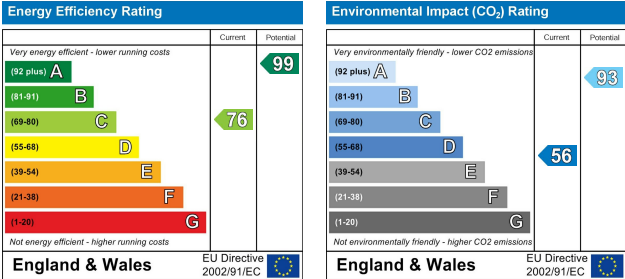


Illustration for identification purposes only, measurements are approximate, not to scale.



Front

Composite front door:

Open Plan Living / Kitchen

Kitchen area fitted with a range of gloss cream wall and base level units with solid timber worktops. One and a half bowl sink and drainer. Integrated dishwasher, microwave, electric oven and hob with extractor hood over. Built in fridge/freezer. Space for an integrated washing machine. Window to front and side aspect. Exposed beams. Cupboard housing consumer board. Understairs storage. Timber flooring. Underfloor heating.

Cloakroom

Pedestal wash hand basin. Low level flush w/c. LED lit wall mirror. Chrome ladder style radiator. Houses electric boiler and water tank.

First Floor

Galleried Landing

Air ventilation unit. Doors to:

Bedroom One

Window to side aspect. Radiator. Eaves storage.

Bedroom Two

Window to front aspect. Radiator.

Bathroom

Modern bathroom comprising of panel bath with drench head shower over and glazed shower screen. Floating wash hand basin. Low level flush w/c. LED lit wall mirror. Chrome ladder style radiator. Tiled.

Outside

Garden

Secluded private garden to the front of the property.

Courtyard

Small gravel courtyard to the rear offering space for storage.

Parking

Two large allocated parking spaces to the front of the property.

Agents Note


*The property is chain free.

*Property benefits from air ventilation system.

*Mains water.

*Klargester drainage system

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	76	
(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	

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.









