

FOR SALE

£315,000 Freehold



downlands, Stevenage, Hertfordshire. SG2 7bh

- CHAIN FREE
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE AND PARKING
- CONSERVATORY
- POTENTIAL TO EXTEND (STPP)
- ONE OWNER FROM NEW
- CHELLS MANOR LOCATION



PROPERTY DESCRIPTION

This two bedroom semi detached house in Chells manor was the first property occupied in the area and has been lived in by the owner since new!

Benefitting from a lounge, kitchen/breakfast room, conservatory, two bedrooms and bathroom; this property has lots of potential to extend to the side. Outside is a garage with parking infront, front and back gardens.

Downlands is just off the White Way, Chells Manor, Stevenage and benefits from the following amenities:

Nobel Secondary School 0.4 miles

Lodge Farm Primary school 0.4 miles

Manor House Doctors surgery 0.5 miles

Tesco 0.5 miles

Fairlands Valley Park 0.9 miles

Sainsbury's supermarket 1.0 miles

Stevenage Train Station 2.1 mile

A1m Junction 7 2.5 miles



ROOM DESCRIPTIONS

ENTRANCE PORCH

Door leading to the lounge.

LOUNGE

13' 0" x 11' 0" (3.96m x 3.35m)

Doors to the kitchen and conservatory. Bay window to the front aspect. Stairs to the first floor.

KITCHEN

3.96m x 2.95m (13' 0" x 9' 8")

Fitted kitchen with range of wall and base units and breakfast bar. Integrated washing machine. Space for Fridge/freezer. Window to the rear aspect. Door into garden.

CONSERVATORY

11' 6" x 7' 2" (3.51m x 2.18m)

Brick surround and windows to all aspect. French doors out to the garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Access to the loft via a hatch.

BEDROOM ONE

3m x 2.6m (9' 10" x 8' 6") up to wardrobe

Double bedroom with fitted mirrored wardrobes and window to the rear aspect.

BEDROOM TWO

2.7m x 2.3m (8' 10" x 7' 7")

Single bedroom with window to the front aspect. 2 x Storage cupboards.

SHOWER ROOM

1.7m x 2.07m (5' 7" x 6' 9")

Shower enclosure, wash hand basin and w/c. Window to the side aspect.

EXTERIOR

FRONT GARDEN

Front garden, mainly laid to lawn.

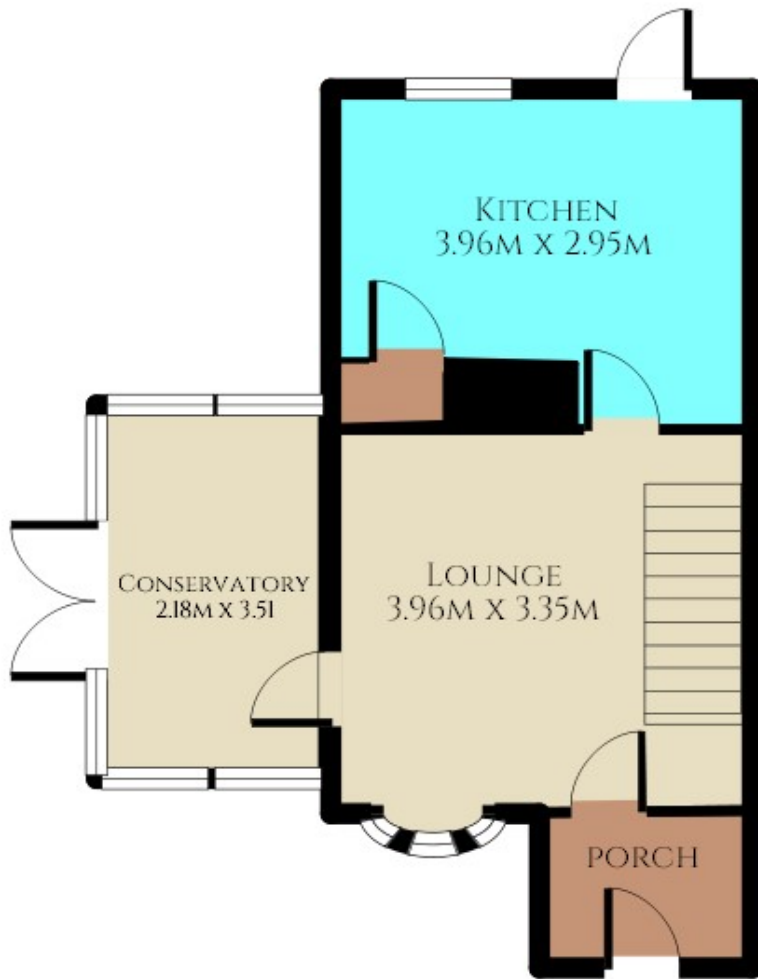
REAR GARDEN

Set over a few levels with patio area, decking area and lawn area.

GARAGE

Up and over door. Access straight into the rear garden. Parking for one car in front.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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