

FOR SALE

£300,000 Freehold



Pankhurst Crescent, Stevenage, Hertfordshire. SG2 0QF

- CHAIN FREE
- THREE BEDROOMS
- DOUBLE GLAZING INSTALLED 2013
- COMBINATION BOILER
- UTILITY ROOM
- GATED REAR GARDEN ACCESS
- CUL-DE-SAC POSITION
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

****GUIDE PRICE £300,000 - £315,000****

This fantastic three bedroom family home is being sold Chain Free in Pankhurst Crescent, Stevenage. This property has been well loved over the years by the original owner. The property comprises; entrance hallway, lounge/diner, kitchen, utility room, three good size bedrooms, separate bathroom and w/c. The property has benefitted from new double glazing in 2013 and a combination boiler. Both front and back gardens are enclosed with lawns.

Pankhurst Crescent is situated in a cul-de-sac position, close to lots of local amenities including:

Marriotts Secondary School 0.3 Miles

Camps Hill Primary School 0.3 Miles

Local Shops 0.4 Miles

Fairlands Valley Park 0.5 Miles

Nobel Secondary School 0.6 Miles

Stevenage Town Centre 1.5 Miles

Stevenage Train Station 1.6 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to the lounge/diner and utility room. Stairs to the first floor.

LOUNGE/DINER

3.05m x 6.61m (10' 0" x 21' 8")

A great size room with window to the front aspect and sliding doors to the rear garden. Two radiators.

KITCHEN

2.95m x 3.63m (9' 8" x 11' 11")

Wooden fitted kitchen with a range of wall and base units with worksurface over. Space for freestanding cooker, and washing machine. Two storage cupboards. Door to utility room and rear garden. Window to the rear aspect.

UTILITY ROOM

2.3m x 2.33m (7' 7" x 7' 8")

A good space with room for additional appliances.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and w/c.

BEDROOM ONE

4.14m x 3.06m (13' 7" x 10' 0")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

4.14m x 2.38m (13' 7" x 7' 10")

Double bedroom with window to the front aspect. Storage cupboard and radiator.

BEDROOM THREE

2.39m x 3.06m (7' 10" x 10' 0") MAX

Smaller double bedroom with window to the rear aspect. Storage cupboard housing the combination boiler. Radiator.

BATHROOM

2.3m x 1.4m (7' 7" x 4' 7")

Side panel bath with mixer taps and shower hand attachment, tiled to splash areas, wash hand basin. Window to the rear aspect.

W/C

0.90m x 1.4m (2' 11" x 4' 7")

W/C, window to the rear aspect.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with hedge boundary and gate, path leading to the front door.

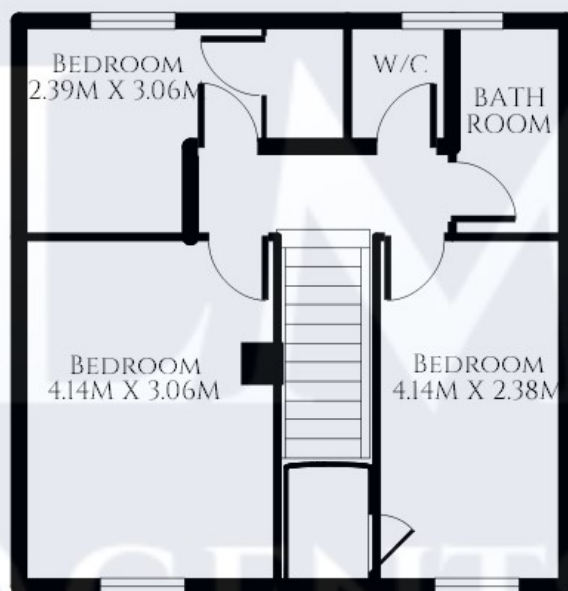
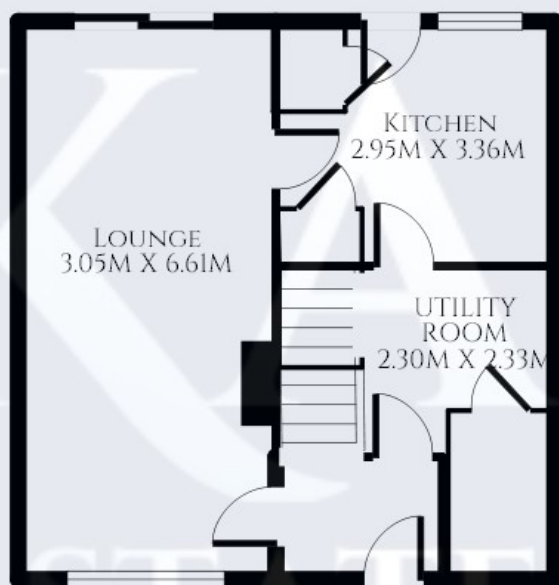
REAR GARDEN

Fully enclosed with gated back access. Mainly laid to lawn with flower and shrub borders.



FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



TOTAL AREA: 86SQM (925 SQ. FT) APPROX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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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