

FOR SALE

£325,000 Freehold



## Fallowfield, Stevenage, Hertfordshire. SG2 9PJ

- CHAIN FREE
- THREE BEDROOMS
- GARAGE WITH ACCESS FROM REAR GARDEN
- FULL ELECTRICAL RE WIRE 2024
- NEW COMBINATION BOILER INSTALLED 2024
- LOUNGE/DINER
- CLOSE TO AMENITIES AND GOOD SCHOOLS
- NEWLY FITTED BATHROOM 2025





## PROPERTY DESCRIPTION

**\*\*GUIDE PRICE £325,000 - £335,000\*\***

Being sold chain free, this three bedroom home with great potential has benefitted from a full electrical rewire and combination boiler in 2024. The property is a great space offering entrance porch and hallway, lounge/diner, fitted kitchen, three good size bedrooms and a newly fitted bathroom.

Fallowfield is located in Shephall, Stevenage and is close to lots of local amenities including:

Donkey Park 0.0 miles

Local Shops 0.2 miles

Ashtree Primary school 0.2 miles

Peartree Spring Primary School 0.5 miles

Fairlands Valley Park 0.7 miles

Barnwell Secondary 0.7 miles

Marriotts Secondary School 0.8 miles

Town Centre 1.7 miles

A1m Junction 7 1.8 miles

Stevenage Train Station 1.8 miles



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### PORCH ENTRANCE

0.94m x 1.75m (3' 1" x 5' 9")

Window to side aspect.

#### ENTRANCE HALLWAY

Doors leading to kitchen and lounge, Stairs to the first floor with storage underneath.

#### KITCHEN

2.23m x 2.72m (7' 4" x 8' 11")

Fitted with a range of wall and base units with worksurface over. Space for gas cooker and washing machine. Pantry. Downlights. Wall mounted combination boiler - fitted 2024. Door and window to the rear aspect.

#### LOUNGE/DINER

3.28m x 6.32m (10' 9" x 20' 9")

Running the length of the property, the lounge/diner is a great size with a window to the front aspect and french doors to the rear garden. Radiator.

### FIRST FLOOR

#### LANDING

Doors leading to bedrooms and bathroom.

#### BEDROOM ONE

3.59m x 3.17m (11' 9" x 10' 5")

Double bedroom. Window to front aspect.

Access to loft. Radiator.

#### BEDROOM TWO

2.89m x 3.77m (9' 6" x 12' 4")

Double bedroom. Window to rear aspect. Radiator.

#### BEDROOM THREE

2.54m x 3.76m (8' 4" x 12' 4")

Single bedroom with window to front aspect. Radiator.

#### FAMILY BATHROOM

2.42m x 1.65m (7' 11" x 5' 5")

Refitted in 2025 with a modern bathroom suite comprising; side panel bath with shower over, glass shower screen, vanity wash hand basin and W/C. Window to rear aspect.

### EXTERIOR

#### FRONT GARDEN

Potential for driveway s.t.p.p. Side access gate to rear.

#### BACK GARDEN

Spacious enclosed garden, mostly laid to lawn. Brick shed. Side. Access to garage at rear. Side access to front

#### GARAGE

5.2m x 2.5m (17' 1" x 8' 2")

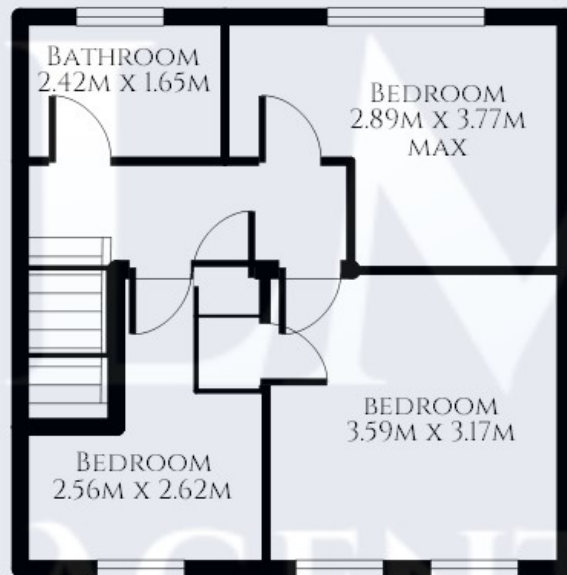
Garage can be accessed through the rear of the garden.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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