



## York Road, Stevenage, Hertfordshire. SG1 4HH

- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- CHAIN FREE
- UTILITY ROOM
- FITTED KITCHEN
- LOW MAINTENANCE GARDENS
- SPACIOUS HALLWAYS
- LARGE STORAGE CUPBOARDS



## PROPERTY DESCRIPTION

This spacious two bedroom, end of terrace property located in North Stevenage is being sold chain free and a fantastic first time buy.

The property comprises; good size lounge, kitchen, utility room, two double bedrooms, bathroom, two large storage cupboards in hallway and low maintenance front and back gardens.

The property is well situated to local amenities including;

Trotts Hill Primary School 0.1 Miles

Barclay Secondary School 0.7 Miles

Canterbury Way Doctors Surgery 0.4 Miles

Lister Hospital 1.0 Miles

Tesco 1.1 Miles

A1m Junction 8 1.3 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to all ground floor rooms, stairs to the first floor with large storage cupboard underneath. Door to the rear garden.

#### LOUNGE

3.14m x 4.49m (10' 4" x 14' 9")

A good size room with window to the front aspect. Radiator.

#### KITCHEN

3.14m x 2.77m (10' 4" x 9' 1")

Fitted kitchen with a range of wall and base units with work surface over. Space for freestanding cooker and fridge/freezer. Window to the rear aspect. Radiator.

#### UTILITY ROOM

1.69m x 1.78m (5' 7" x 5' 10")

Space for washing machine and tumble dryer with work surface over. Wall mounted boiler.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Door to all rooms, access to the loft via a hatch. Large storage cupboard.

#### BEDROOM ONE

3.1m x 3.96m (10' 2" x 13' 0")

Double bedroom with airing cupboard, window to the rear aspect. Radiator.

#### BEDROOM TWO

3.1m x 3.5m (10' 2" x 11' 6")

Double bedroom with window to the front aspect. Radiator.

### BATHROOM

2.3m x 1.65m (7' 7" x 5' 5")

Fully tiled bathroom comprising; side panel bath with shower over, wash hand basin and w/c. Two windows to the rear aspect. Radiator.

### EXTERIOR

#### FRONT GARDEN

Low maintenance front garden with artificial grass and path leading to the front door.

#### REAR GARDEN

Enclosed, low maintenance rear garden with gate to rear access. Large patio area with artificial grass.

### AGENTS NOTES

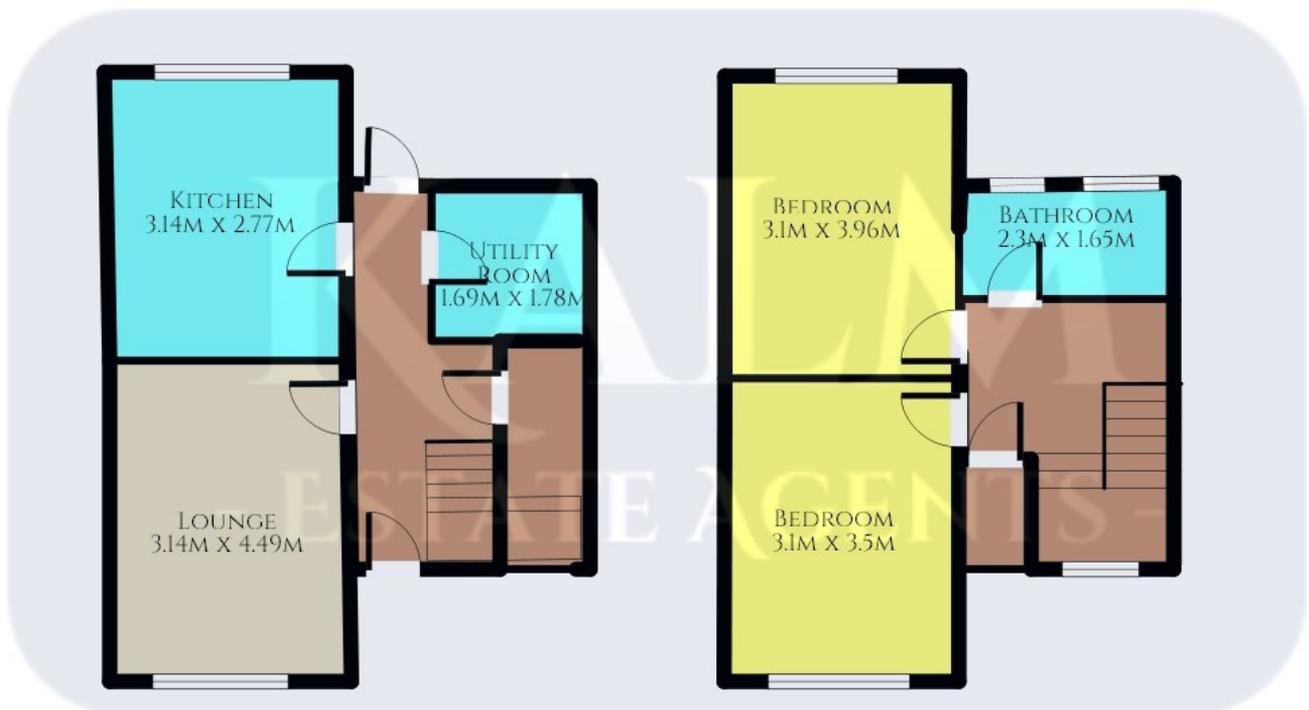
Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves that the information is correct.

All measurements are approximate, Kalm Estate Agents try to ensure they are as accurate as possible however the purchaser must verify any measurements of importance.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

To comply with Money Laundering Regulations; prior to a sale being agreed, prospective purchasers will be required to produce identification documents, a list of the required documents can be found on our website [www.kalmestateagents.co.uk](http://www.kalmestateagents.co.uk).





GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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