



Ivel Road, Stevenage, Hertfordshire. SG1 3HJ

- OLD TOWN LOCATION
- GARAGE
- NO SERVICE CHARGE AND ONLY £45 PER YEAR GROUND RENT
- WALKING DISTANCE TO TRAIN STATION
- THREE BEDROOMS
- OVER 110 YEARS LEASE REMAINING
- WALKING DISTANCE TO OLD AND NEW TOWN
- KITCHEN/DINER
- DUPLEX MAISONETTE
- WELL PRESENTED THROUGHOUT



PROPERTY DESCRIPTION

GUIDE PRICE £300,000 - 315,000

This first floor, Duplex maisonette is set over two floors and has a great internal space, set within the desirable location of Stevenage Old Town. The property comprises a good size kitchen/diner and lounge, upstairs are three bedrooms and bathroom. Access to a loft space is also included. A garage en-bloc is located close by.

Ivel Road is located in Stevenage Old Town; benefitting from the historic parade of shops, boutiques, bars and restaurants and the following amenities:

Stevenage old town 0.2 miles

Woolenwick Primary School 0.3 miles

Thomas Alleyne Secondary School 0.3 miles

King George Surgery 0.3 miles

Town Centre 0.6 miles

Stevenage Train Station 0.7 miles

Lister Hospital 0.9 miles

Junction 8 A1m 1.1 miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Stairs to first floor. Opening to kitchen/diner and lounge. Stairs to second floor.

KITCHEN/DINER

3.78m x 4.48m (12' 5" x 14' 8")

A great size fitted kitchen comprising a range of wall and base units with oven and gas hob. Space for washing machine, dish washer and fridge/freezer. Space for dining table. Two windows to the front aspect. Large storage cupboard.

LOUNGE

4.75m x 3.29m (15' 7" x 10' 10")

A great size lounge with 2 windows to the rear aspect with shutters. Radiator.

SECOND FLOOR LANDING

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

BEDROOM ONE

3.3m x 3.3m (10' 10" x 10' 10")

Double bedroom with window to the front aspect. Built in storage cupboard. Radiator.

BEDROOM TWO

3.29m x 2.04m (10' 10" x 6' 8") MAX

Single bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

2.4m x 2.62m (7' 10" x 8' 7")

Single bedroom with window to the rear aspect. Radiator.

BATHROOM

2.44m x 1.40m (8' 0" x 4' 7") Fully tiled bathroom comprising side panel bath with shower over, wash hand basin and w/c. Heated towel radiator. Window to the front aspect.

AGENTS NOTES

We have been informed by the owner that there is over 110years left on the lease, and only pays £22.50 per 6 months in ground rent with no service charge.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

Stevenage
 29, Shephall Green, Stevenage, SG2 9XS
 01438 572020
 linzi.davis@kalmestateagents.co.uk