



Downlands, Stevenage, Hertfordshire. SG2 7BH

- CHAIN FREE
- TERRACE HOUSE
- ONE DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- COMBINATION BOILER
- OPEN PLAN KITCHEN / LIVING ROOM
- CHELLS MANOR LOCATION
- QUIET CUL-DE-SAC POSTION



PROPERTY DESCRIPTION

Being sold Chain free, this one bedroom terrace house is Chells Manor is a fantastic starter home or investment. The property comprises; a double bedroom and bathroom on the ground floor and an open plan living area with fitted kitchen on the first floor. The front and back gardens are laid to lawn, with a parking space to the front. The property also benefits from a combination boiler and its own loft access.

Downlands is a quite Cul-de-sac within the Chells Manor location of Stevenage. A well presented area, close to local amenities including:

Chells Park 0.3 Miles

Local Shops 0.5 Miles

Tesco 0.5 Miles

Fairlands Valley Park 0.9 Miles

Town Centre 1.8 Miles

Stevenage Train Station 2.1 Miles

Lister Hospital 2.5 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to bathroom and bedroom. Three storage cupboards. Stairs to the first floor.

BATHROOM

1.8m x 1.7m (5' 11" x 5' 7")

Fully tiled bathroom comprising; 'P' shaped side panel bath with thermostatic shower over, wash hand basin and w/c. Window to the front aspect.

BEDROOM

3.7m x 2.6m (12' 2" x 8' 6")

Double bedroom with fitted wardrobe. French doors to the rear garden. Radiator.

FIRST FLOOR

OPEN PLAN LIVING/KITCHEN

3.7m x 5.3m (12' 2" x 17' 5") MAX

A good size space for sofa suite and table leading round to the kitchen area. Windows to the front and back aspect. Radiator. A storage cupboard is the perfect separation.

The kitchen comprises a range of wall and base units with work surface over, oven and gas hob. Space for washing machine and fridge/freezer.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with path to the front door.

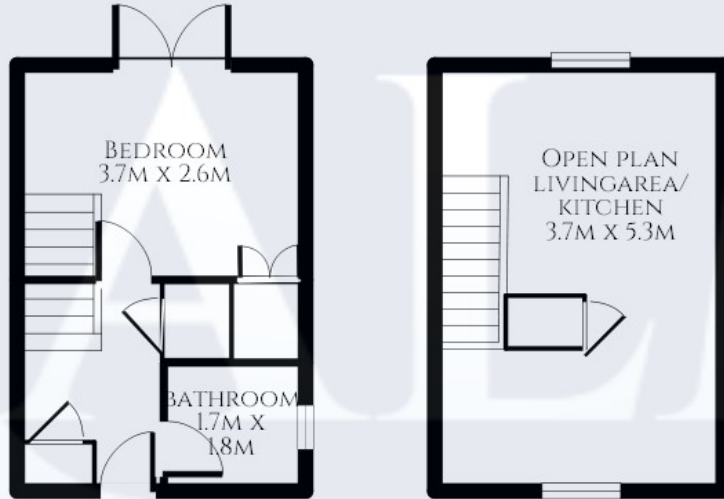
PARKING SPACE

One allocated parking space located at the end of the front garden. Ample on road parking is

REAR GARDEN

Fully enclosed rear garden with patio area leading to lawn.






GROUND FLOOR

FIRST FLOOR

40 SQ. M / 426 SQ. FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.
(C) VISUAL FLOOR PLANNER

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	70	
(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@kalmstateagents.co.uk