



Priestley Road, Stevenage, Hertfordshire. SG2 0BP

- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- FITTED KITCHEN
- INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- FOUR PIECE BATHROOM SUITE
- RIDGEMONT PARK LOCATION
- CATCHMENT TO CHELLS SCHOOLS
- CLOSE TO FAIRLANDS VALLEY PARK



PROPERTY DESCRIPTION

This well presented two double bedroom family home is ready to move into with the popular private location of Ridgemont Park. The property benefits from a large lounge/diner opening out to the rear garden, fully fitted kitchen with integrated appliances, downstairs cloakroom, two double bedrooms and a four piece bathroom. To the front, the property has space to park two cars and good size garden to the rear.

Priestley Road is a private road within Chells, Stevenage and benefits from lots of local amenities including:

Marriotts Secondary School 0.1 miles

Lodge Farm Primary school 0.4 miles

Nobel Secondary School 0.5 miles

Tesco 0.4 miles

Sainsbury's supermarket 0.9 miles

Town Centre 1.2 miles

Fairlands Valley Park 0.4 miles

Stanmore medical group 0.8 miles

Stevenage Train Station 1.5 mile



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

A newly fitted modern composite front door leads you into the hallway. Doors leading to all ground floor rooms and stairs to first floor with storage cupboard underneath. Radiator.

DOWNSTAIRS CLOAKROOM

0.9m x 1.8m (2' 11" x 5' 11")

Partially tiled with enclosed w/c and wash hand basin. Window to the front aspect. Radiator.

KITCHEN

2.06m x 3.20m (6' 9" x 10' 6")

Shaker style fitted kitchen with a range of wall and base units and wine rack. Integrated fridge/freezer, washing machine, dishwasher, oven, gas hob with extractor over. Wall mounted boiler. Window to the front aspect. Downlights.

LOUNGE/DINER

4.95m x 4.2m (16' 3" x 13' 9")

A great size room with French doors opening to the rear garden. Large storage cupboard. Downlighting. Radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all rooms. Access to the loft via a hatch.

BEDROOM ONE

4.95m x 3.2m (16' 3" x 10' 6") Into wardrobes

Double bedroom with fitted wardrobes and built in dressing table. Door leading to the bathroom. Window to the rear aspect. Radiator.

BATHROOM

1.66m x 3.03m (5' 5" x 9' 11")

Large bathroom with jack and Jill doors to the bedroom and hallway. Four piece bathroom suite comprising; side panel bath with mixer taps, shower enclosure, wash hand basin and enclosed w/c. Tiled to all splash areas, shaver point and heated towel radiator.

BEDROOM TWO

2.77m x 4.95m (9' 1" x 16' 3") Into wardrobes

Double bedroom with fitted wardrobes and storage cupboard housing the hot water tank. Window to the front aspect. Radiator.

EXTERIOR

DRIVEWAY

Block pave driveway with space to fit two cars.

REAR GARDEN

Fully enclosed rear garden with patio area, lawn and space for a shed with path leading to the rear gate.

TENURE, COUNCIL TAX AND EPC RATING

This is a freehold property, however is in a private road and you need to pay towards a annual charge for the upkeep. In 2022 the cost has been £80 for the year.

The Council Tax band is a C.

The EPC Rating is a C.

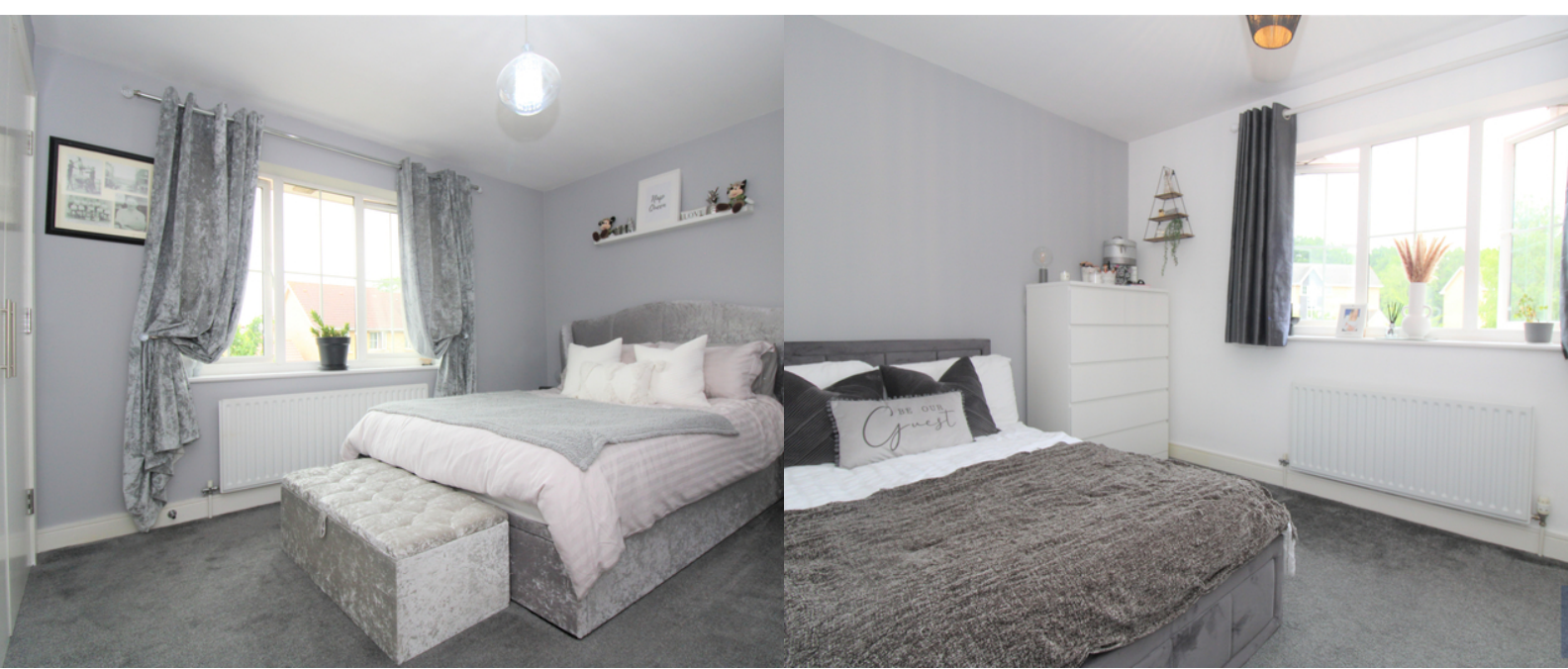
AGENTS NOTES

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 by Kalm Estate Agents 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 .





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C	78	
(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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