



## 8 Cholwell Road, Stevenage, Hertfordshire. SG2 9JY

- CHAIN FREE
- THREE BEDROOMS
- POTENTIAL TO ADD DRIVEWAY (STPP)
- SOUTH FACING GARDEN
- TERRACE HOUSE
- LARGE LOUNGE
- DINING ROOM
- CLOSE TO AMENITIES AND GOOD PRIMARY SCHOOLS



## PROPERTY DESCRIPTION

This three bedroom, terraced house in Cholwell Road is being sold Chain free. The property would be a great first time purchase or family home with potential to create a driveway (sstp). The property comprises; entrance hallway, kitchen, lounge and separate dining room, three bedrooms and bathroom. To the rear is a south facing garden.

Cholwell Road is situated in a ideal location within South Stevenage. The property is close to lots of local amenities and also bus routes to the town centre and train station.

Ashtree Primary school 0.2 Miles

Peartree Spring Primary School 0.4 Miles

Barnwell Secondary 0.6 Miles

Marriotts Secondary School 0.7 Miles

Stevenage Town Centre 1.6 Miles

Stevenage Train Station 1.7 Miles

A1(m) Junction 7 1.7 Miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

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

#### KITCHEN

3.2m x 2.4m (10' 6" x 7' 10")

Good size kitchen comprising a range of wall and base units with worksurface over. Window to the front aspect.

#### LOUNGE

5.2m x 3.2m (17' 1" x 10' 6")

A good size lounge with patio doors to the garden. Gas fire. Open to the dining room.

#### DINING ROOM

1.7m x 3.2m (5' 7" x 10' 6")

Open to the lounge with space for a dining table.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

#### BEDROOM ONE

4.9m x 3.2m (16' 1" x 10' 6")

Double bedroom with window to the rear aspect. Storage cupboard housing the hot water tank.

#### BEDROOM TWO

3.2m x 2.7m (10' 6" x 8' 10")

Double bedroom with window to the front aspect.

#### BEDROOM THREE

2.7m x 2.4m (8' 10" x 7' 10")

Single bedroom with window to the rear aspect.

#### BATHROOM

1.7m x 1.6m (5' 7" x 5' 3")

Fully tiled bathroom comprising; side panel bath with mixer attachment, wash hand basin and w/c. Window to the front aspect.

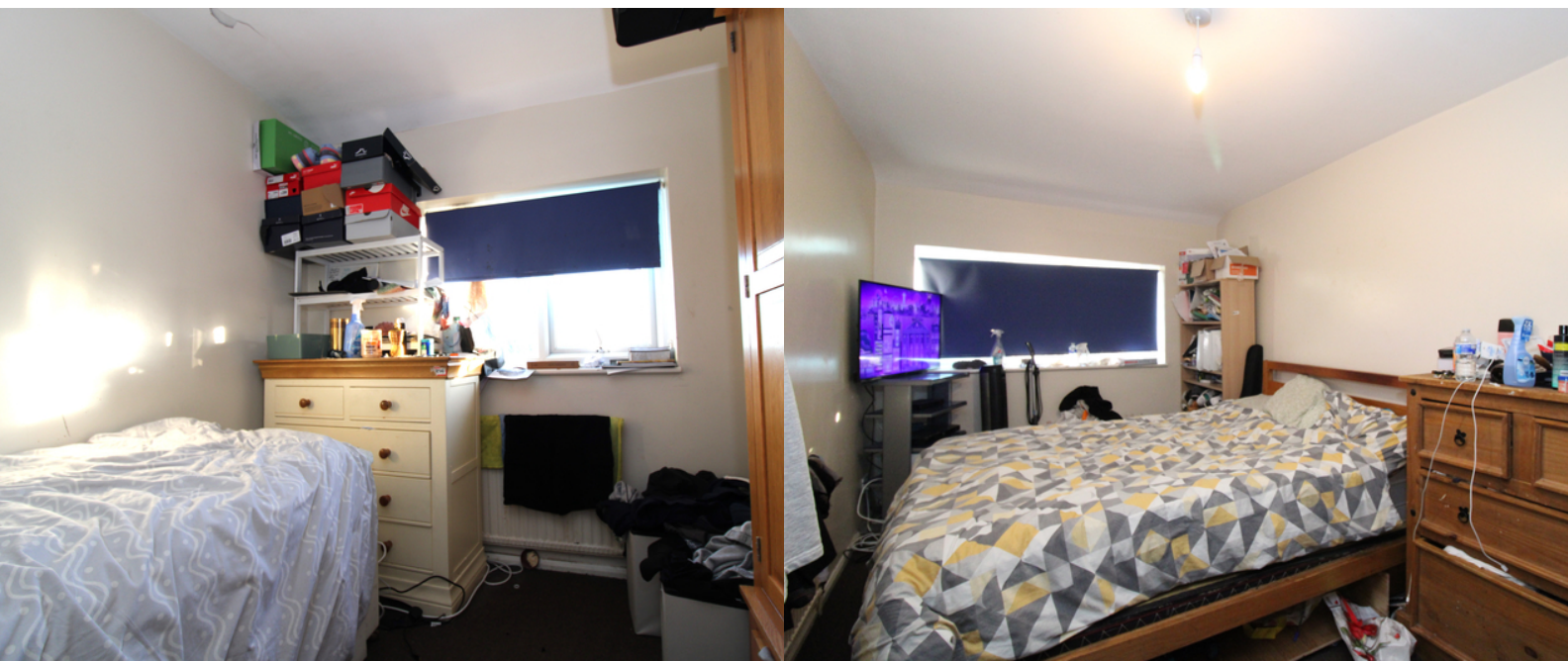
### EXTERIOR

#### FRONT GARDEN

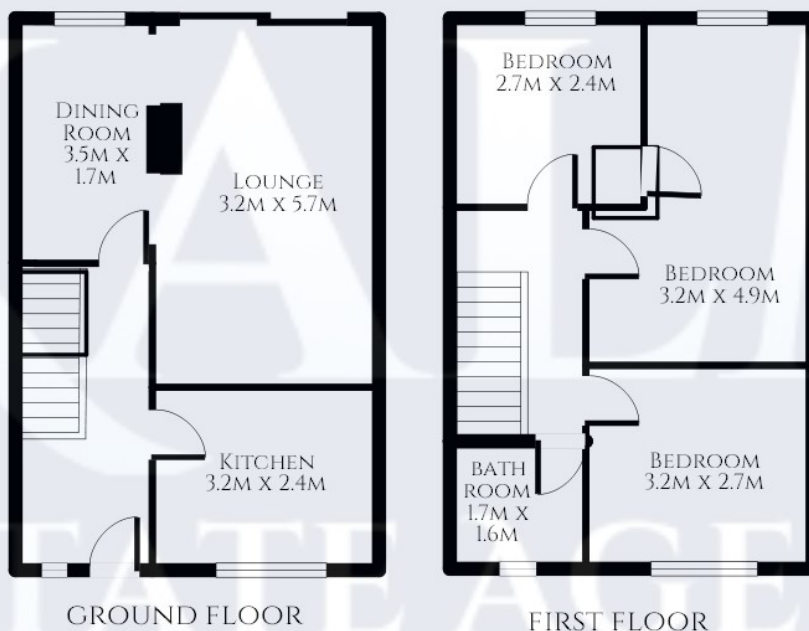
Mainly shingled with path and fenced boundary. Potential to convert to a driveway (subject to planning consents)

#### REAR GARDEN

South facing rear garden with patio area leading to a lawn area.



# FLOORPLAN



APPROX GROSS INTERNAL FLOOR AREA: 80 SQ\_M / 857 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.

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