



## Telford Avenue, Stevenage, Hertfordshire. SG2 0AR

- AVAILABLE NOW
- UNFURNISHED
- THREE BEDROOMS
- END OF TERRACE HOUSE
- DRIVEWAY FOR 2 CARS
- CONSERVATORY
- CLOSE TO CHELLS SCHOOLS



## PROPERTY DESCRIPTION

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This three bedroom, end of terrace family home is being rented unfurnished (with white goods) and is available now. The ground floor benefits from kitchen, lounge and conservatory; upstairs has three bedrooms and a family bathroom.

Telford Avenue is situated in Chells, Stevenage and a perfect location for families being close to schools, Parks and amenities including;

Marriotts Secondary School 0.2 miles

Camps Hill Primary School 0.2 miles

Fairlands Valley Park 0.2 miles

Tesco Supermarket 0.2 miles

Lodge Farm Primary school 0.3 miles

Nobel Secondary School 0.4 miles

Chells Way Surgery 0.4 miles

Town Centre 1.2 miles

Stevenage Train Station 1.4 mile



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to kitchen and lounge. Stairs to the first floor. Radiator.

#### KITCHEN

4m x 3.2m (13' 1" x 10' 6") MAX  
Fitted kitchen with range of wall and base units. Washing machine, dishwasher, free standing fridge/freezer and cooker. Window to the front aspect. Door to the side.

#### LOUNGE

5.6m x 3.2m (18' 4" x 10' 6")  
Good size lounge with French doors opening to the conservatory.

#### CONSERVATORY

3.7m x 2.3m (12' 2" x 7' 7")  
Fully glazed conservatory with French doors leading out to the rear garden.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and wc.  
Access to the loft via a hatch. Storage cupboard.

#### BEDROOM ONE

3.3m x 3.7m (10' 10" x 12' 2") MAX  
Double bedroom with window to the rear aspect. Fitted Wardrobes. Radiator.

#### BEDROOM TWO

3.2m x 3.7m (10' 6" x 12' 2") MAX  
Double bedroom with window to the front

#### BEDROOM THREE

2.4m x 3.3m (7' 10" x 10' 10")  
Single bedroom with window to the rear aspect. Radiator.

#### BATHROOM

1.3m x 2.3m (4' 3" x 7' 7")  
Fully tiled bathroom with side panel bath and wash hand basin. Window to the front aspect. Storage cupboard.

#### WC

0.9m x 1.2m (2' 11" x 3' 11")  
W/C. Window to the front aspect.

### EXTERIOR

#### DRIVEWAY

Block pave driveway with space for 2 cars.

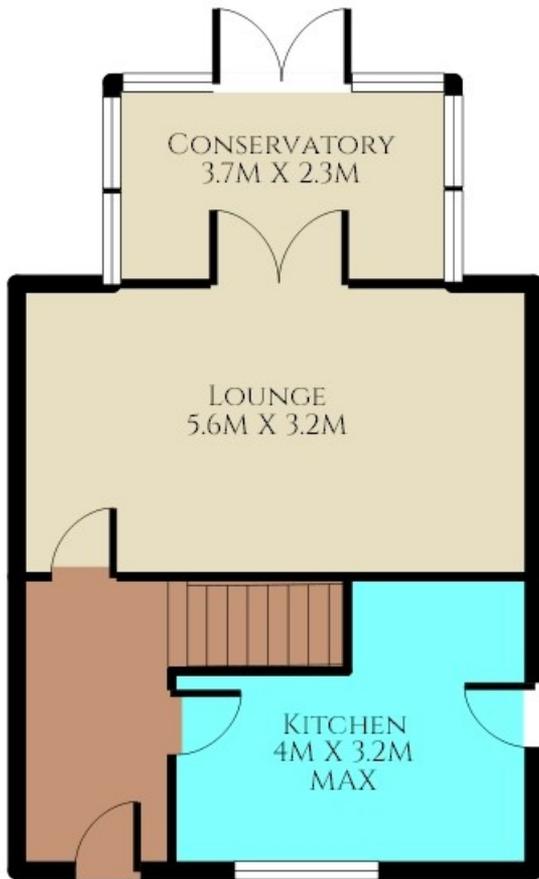
#### REAR GARDEN

Fully enclosed rear garden with patio, lawn and shed.

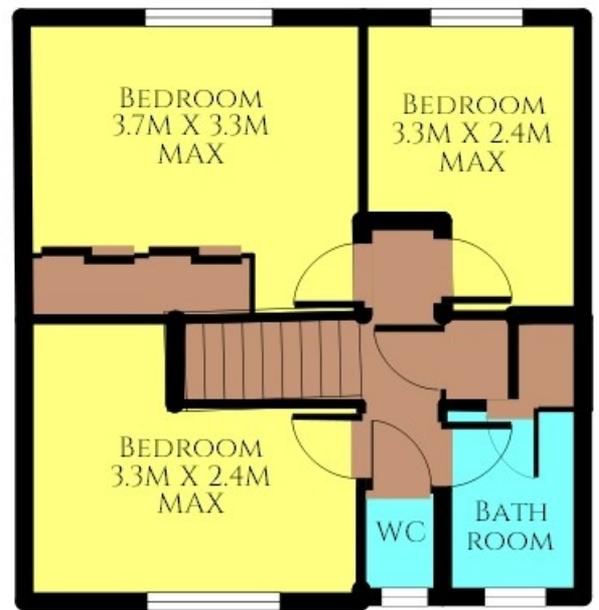
### AGENTS NOTES

This property is available from 21ST April 2023 on an unfurnished basis.  
The monthly rent is £1600  
A holding deposit of £369.23 to secure the property is required when the rental is agreed.  
A total of five weeks deposit of £1846.15 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)  
To pass referencing you will need to earn over £48,000.





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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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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