



## 25 Trajan Gate, Stevenage, Hertfordshire. SG2 7QG

- AVAILABLE END OF JUNE
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- KITCHEN/DINER
- EN-SUITE SHOWER ROOM
- PARKING FOR TWO CARS
- LOW MAINTENANCE GARDEN
- CHELLS MANOR LOCATION
- CLOSE TO AMENITIES



## PROPERTY DESCRIPTION

This three bedroom semi detached house located in Chells Manor with parking for two cars is available from the end of June with immediate viewings. The property has been extended on the ground floor and has a lovely open plan living area with lounge, kitchen and dining room. Upstairs are three bedrooms, en-suite shower room and family bathroom. To the rear is a low maintenance rear garden.

Trajan Gate is located in Chells Manor and is close to the following amenities:

Box wood 0.1 miles

Manor House Doctors surgery 0.2 miles

Martins Wood Primary School 0.5 miles

Nobel Secondary School 0.6 miles

Tesco 0.8 miles

Sainsbury's supermarket 1.7 miles

Town Centre 2.0 miles

Stevenage Train Station 2.3 miles

Lister Hospital 2.3 miles

A1m Junction 8 2.6 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door to lounge, stairs to the first floor.

#### LOUNGE

4.3m x 3.7m (14' 1" x 12' 2")

A good size room with bay window to the front aspect with shutters. Storage under the stairs. Open to the kitchen/diner. Radiator. Downlighting.

#### KITCHEN/DINER

6.5m x 4.7m (21' 4" x 15' 5")

Fitted kitchen with a range of wall and base units with stone work surface over. Fridge/freezer, double oven, 5 ring gas hob, washing machine and integrated dishwasher. Wall mounted boiler. Opening to dining room.

The dining room is an extension to the property with space for large dining table. Downlighting. Radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Airing cupboard.

#### BEDROOM ONE

2.7m x 3.5m (8' 10" x 11' 6") MAX

Double bedroom with window to the front aspect.

Access to en-suite shower room. Radiator.

#### EN-SUITE SHOWER ROOM

2m x 1.5m (6' 7" x 4' 11") MAX

Single shower enclosure, wash hand basin and w/c.

Heated towel radiator. Window to the side aspect.

#### BEDROOM TWO

2.7m x 2.6m (8' 10" x 8' 6")

Double bedroom with window to the rear aspect.

Radiator.

#### BEDROOM THREE

1.9m x 1.8m (6' 3" x 5' 11")

Single bedroom with window to the front aspect.

Storage cupboard.

#### BATHROOM

1.9m x 1.6m (6' 3" x 5' 3")

Fully tiled bathroom with 'P' shaped side panel bath with shower over, wash hand basin and w/c. Window to the rear aspect. Heated towel radiator.

#### EXTERIOR

##### DRIVEWAY

To the side of the property, there is parking for two cars parking in tandem.

##### REAR GARDEN

Low maintenance south easterly facing rear garden with decking and artificial lawn.

#### AGENTS NOTES

This property is available from the end of May on an unfurnished basis.

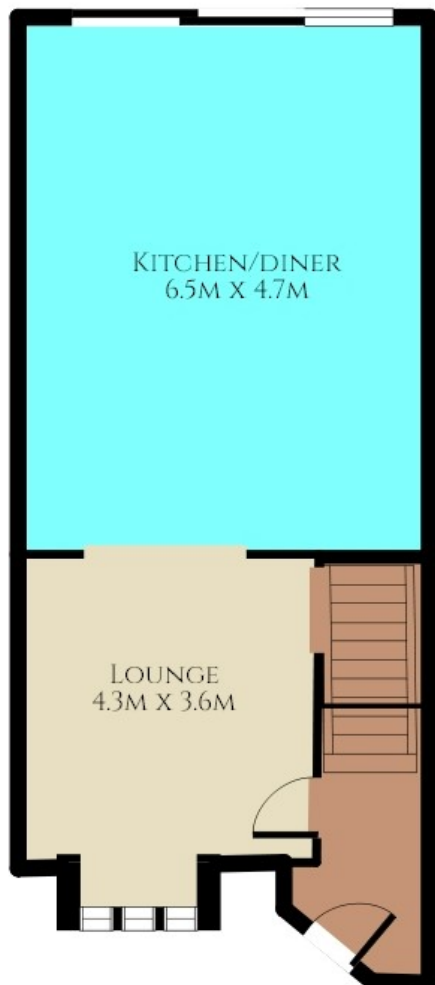
The monthly rent is £1700

A holding deposit of £392.30 to secure the property is required when the rental is agreed.

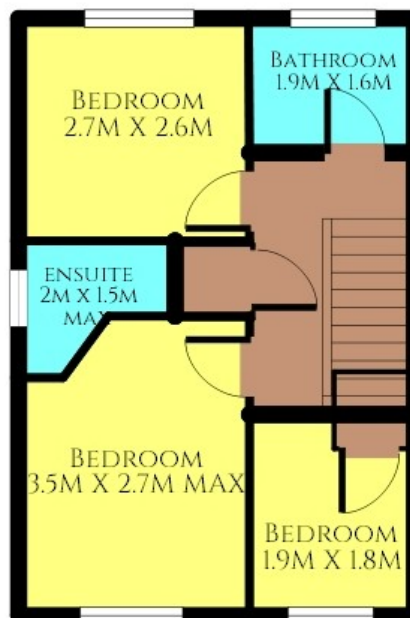
A total of five weeks deposit of £1961.50 will need to be paid on move in day, this will be lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £51,000.





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