



52 Stephenson Mews, Stevenage, Hertfordshire SG2 8UW

Guide Price £345,000 - Freehold

Property Summary

Wrights are delighted to welcome to the market CHAIN FREE this extremely well presented three-bedroom End of Terrace family home situated within a private location. The accommodation comprises of a welcoming entrance hall, downstairs cloakroom, spacious living room with double doors leading to a modern fitted kitchen/diner. Upstairs there are three well proportioned bedrooms and a family bathroom. The garden is a well-maintained South West facing space while there is also allocated parking for the property.

The property is ideally located backing on to Fairlands Valley Park while there is nearby access to the A1(M) and the train station provides direct routes to London Kings Cross in 24 minutes.

Viewing is Highly Recommended.

Features

- CHAIN FREE
- END OF TERRACE
- THREE BEDROOM
- SPACIOUS KITCHEN / DINER
- GROUND FLOOR W/C
- DESIGNATED PARKING
- WELL PRESENTED THROUGHOUT
- CLOSE TO FAIRLANDS VALLEY PARK



Room Descriptions

GROUND FLOOR

HALLWAY

1.11m x 1.90m (3' 8" x 6' 3") Accessed via the front door, laminate flooring and a gas radiator.

LIVING ROOM

3.66m x 4.97m (12' 0" x 16' 4") (to max dimensions) A well proportioned living area, laminate flooring, UPVC window to front aspect, gas radiator and double doors leading through to the kitchen / diner.

KITCHEN / DINER

2.94m x 4.58m (9' 8" x 15' 0") Spacious kitchen / diner located to the rear of the property. Matching base and wall units provide ample work surface space. Fitted items include a gas hob over an electric oven while there is space and plumbing for a washing machine, dishwasher and fridge freezer.

W/C

0.91m x 1.83m (3' 0" x 6' 0") Low level W/C with hand wash basin. UPVC window to side aspect and a radiator.

FIRST FLOOR

LANDING

1.90m x 2.97m (6' 3" x 9' 9") A well lit hallway with large UPVC window, carpet flooring, radiator plus a large storage cupboard.

BEDROOM ONE

2.57m x 4.09m (8' 5" x 13' 5") A large double to the front aspect, carpet flooring, radiator, UPVC window and ample floor space for wardrobes.

BEDROOM TWO

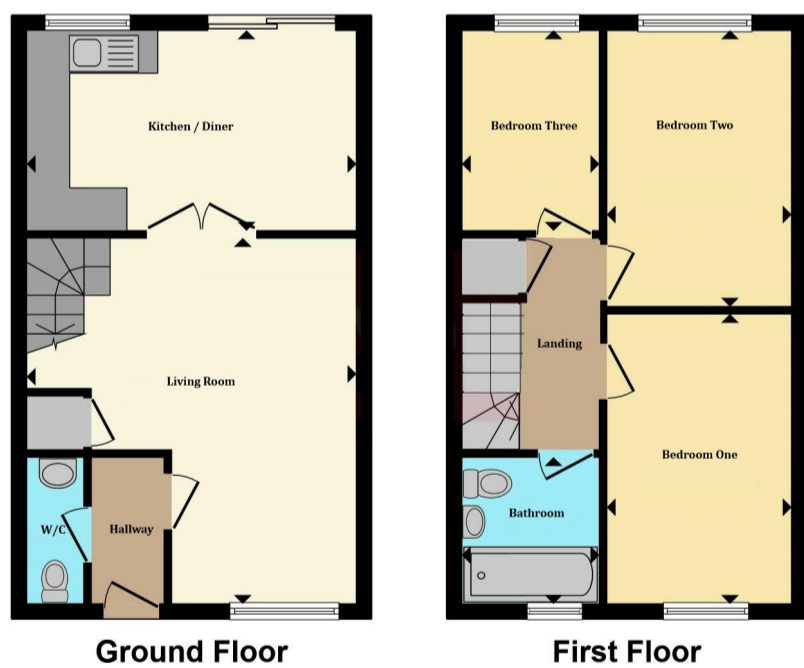
2.48m x 3.94m (8' 2" x 12' 11") A well proportioned double bedroom to the rear aspect, carpet flooring, radiator and UPVC window overlooking the garden.

BEDROOM THREE

1.98m x 2.76m (6' 6" x 9' 1") A comfortable single, carpet flooring, radiator and UPVC window.

BATHROOM

1.89m x 2.02m (6' 2" x 6' 8") Part tiled with a side panelled bath with shower, pedestal hand wash basin and W/C. Laminate flooring with UPVC window and radiator.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

EXTERIOR

GARDEN

A spacious South West facing garden, fenced boundaries with a patio area adjacent to the property. Mainly laid to lawn with space for a shed to the rear. Also benefits from gated access to the rear.

PARKING

Designated parking space for one car with ample visitor parking bays.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - D

Gas Safety Certificate - Valid Until May 2025

5yr Electrical Safety Certificate (EICR) - Valid Until July 2025

Estate Management Service Charge of £59 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	77	
(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