



Turpins Rise, Stevenage, Hertfordshire. SG2 8QZ

- CHAIN FREE
- END OF TERRACE HOUSE
- THREE BEDROOMS ALL WITH STORAGE
- SOUTH EASTLY FACING REAR GARDEN
- LARGE FRONT GARDEN
- SEPARATE UTILITY ROOM
- KITCHEN/DINER
- CLOSE TO AMENITIES AND GOOD SCHOOLS



PROPERTY DESCRIPTION

****GUIDE PRICE £325,000 - £335,000****

Being sold chain free, this three bedroom family home in Turpins Rise, Broadwater, Stevenage is a great size benefitting from; kitchen/diner, lounge with French doors opening into garden, three good size bedrooms, separate toilet and bathroom. To the rear is a South/Easterly facing garden.

Turpins Rise is located in Broadwater, Stevenage in the South of Stevenage; a fantastic location for a number of amenities including;

School/college/university

Roebuck Primary school 0.2 Miles

St. Margrets Clitherow 0.2 Miles

Local Shops 0.2 Miles

Doctors 0.2 Miles

A1m 0.6 Miles

Barnwell Secondary 0.6 Miles

Stevenage Train Station 1.2 Miles

Knebworth train station 1.4 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors to the lounge and stairs to the first floor.

LOUNGE

3.29m x 5.27m (10' 10" x 17' 3")

Dual aspect lounge with window to the front aspect and French doors to the rear garden. Radiator. Door to the kitchen.

KITCHEN/DINER

4.12m x 0m (13' 6" x 0' 0")

Fitted kitchen with a range of wall and base units with worksurface over, oven and gas hob. Space for washing machine. Three storage cupboards. Window and door to the rear aspect.

UTILITY ROOM

Door from the front leading into the kitchen. Storage cupboard.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and w/c.

BEDROOM ONE

3.63m x 3.11m (11' 11" x 10' 2")

Double bedroom with window to the front aspect, storage cupboard and radiator.

BEDROOM TWO

3.26m x 2.8m (10' 8" x 9' 2")

Double bedroom with window to the front aspect, storage cupboard and radiator.

BEDROOM THREE

2.41m x 2.38m (7' 11" x 7' 10")

Bedroom with window to the rear aspect, storage cupboard and radiator.

BATHROOM

2.29m x 1.56m (7' 6" x 5' 1")

Side panel bath, tiled to splash areas, wash hand basin and window to the rear aspect.

W/C

Separate w/c with window to the rear aspect.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with brick wall surround, path to the front door.

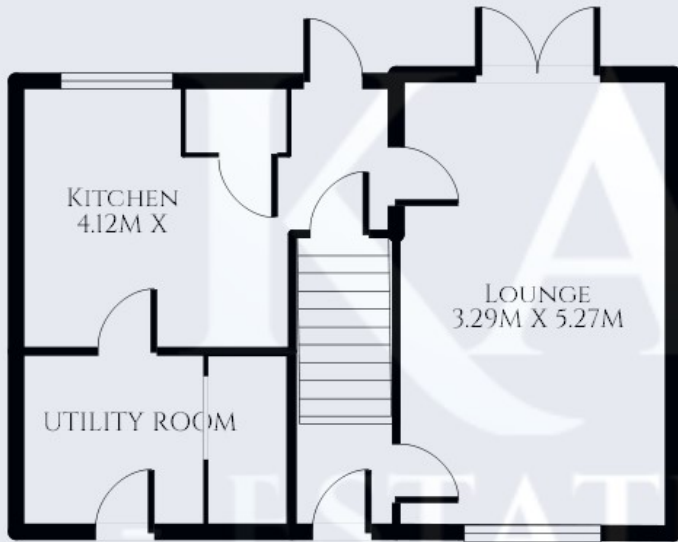
REAR GARDEN

Enclosed, South Easterly facing rear garden, mainly laid to lawn with patio at either end of the garden.

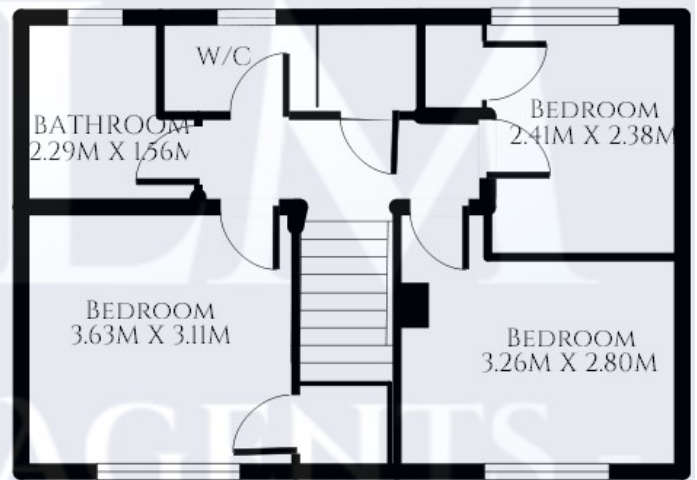


FLOORPLAN & EPC

KALM
-ESTATE AGENTS-



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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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