



Wellington Road, Stevenage, Hertfordshire SG2 9HR

Guide Price £335,000 - Leasehold

### Property Summary

\*\*\*CHAIN FREE\*\*\* Wrights are delighted to offer to the market this THREE BEDROOM MID TERRACED FAMILY HOME situated in a quiet cul de sac location and is offered with VACANT POSSESSION. The ground floor accommodation consists of a fitted kitchen, Two receptions and access to the low maintenance rear garden.

To the first floor there are two double bedrooms and a single, family bathroom and separate WC.

The property also benefits from Garage En Bloc. We highly recommend an internal inspection at your earliest convenience to appreciate this family home you can add your mark to.

The Collenswood area is situated close to Chells which boasts local amenities including General stores, take away restaurants, and off license. Whilst the area also boasts good schools such as Nobel and Camps Hill Primary school. The property also offers easy access to the countryside and surrounding villages and Stevenage station has direct access to London's Kings Cross and the A1(M)

### Features

- CHAIN FREE
- Three Bedroom Family Home
- Fitted kitchen
- Fitted Bathroom
- Double Glazed
- Lounge
- Separate dining room
- Gas central Heating
- Garage en bloc
- Located in the sought after Collenswood Area



## Room Descriptions

# GROUND FLOOR ACCOMMODATION

### Hallway

1.79m x 3.90m (5' 10" x 12' 10") Via double glazed door with matching sidelight windows, stairs to first floor landing, fitted radiator, Doors off to:

### Living Room

3.35m x 3.77m (11' 0" x 12' 4") Front aspect double glazed window, fitted radiator.

### Kitchen

2.43m x 3.39m (8' 0" x 11' 1") Double glazed rear aspect window and door to rear garden. Range of wall and base units with worktops and sink unit with spaces for appliances. Door to;

### Dining Room

2.71m x 3.27m (8' 11" x 10' 9") UPVC window overlooking the garden, fitted radiator

# FIRST FLOOR ACCOMMODATION

### First Floor Landing

1.74m x 2.93m (5' 9" x 9' 7") Doors leading off to:

### Bedroom One

4.18m x 3.46m (13' 9" x 11' 4") Front aspect double glazed window, fitted radiator.

### Bedroom Two

3.40m x 3.34m (11' 2" x 10' 11") Rear aspect double glazed window. Fitted radiator.

### Bedroom Three

2.32m x 2.84m (7' 7" x 9' 4") Front aspect double glazed window, built in wardrobes, fitted radiator.

### Shower Room

1.70m x 1.52m (5' 7" x 5' 0") Fully tiled shower room comprising of a shower unit and wash hand basin.

### Separate WC

0.83m x 1.44m (2' 9" x 4' 9") Fully tiled walls, low flush WC

# EXTERIOR

### Rear Garden

Low maintenance terraced garden with flagstones and raised flower beds. Two outhouses, outside tap. Gated shared access to front.

### Garage En Bloc

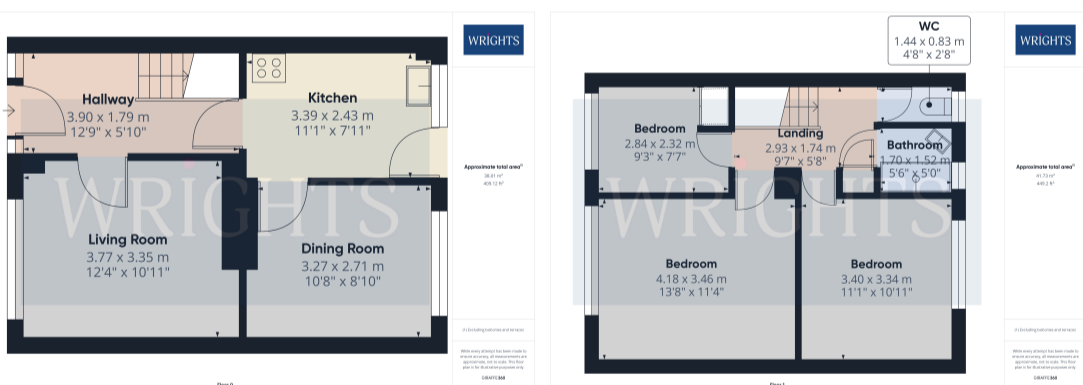
# ADDITIONAL INFORMATION

### Property Details

Council Tax Band - C

Lease Details - 999 years from 1965

Ground Rent - £ peppercorn



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	