



Warwick Road  
Stevenage | SG2 0QR

AGENT HYBRID



Guide Price £325,000 -  
£340,000



GUIDE PRICE £325,000 - £340,000 \* We are pleased to bring to the market this well-presented three-bedroom terraced home, situated within a private cul-de-sac in the popular area of Chells, Stevenage. The property also benefits from being within the catchment area of highly regarded junior and secondary schools. The accommodation comprises a double-glazed entrance porch, with an internal door leading through to the entrance hallway. From here, a door opens into the kitchen, fitted with oak-effect units and offering space for a range cooker, dishwasher, washing machine, tumble dryer, and an American-style fridge/freezer. Further doors from both the kitchen and hallway lead into a spacious lounge/diner, which spans the full depth of the property and provides an excellent space for both everyday living and entertaining. Stairs rise to the first-floor landing, where you will find three well-proportioned bedrooms and a re-fitted, fully tiled shower room, upgraded within the last three years. Additional improvements include upgraded windows and doors, along with an updated central heating system. Externally, the property enjoys a two-tiered west-facing rear garden, ideal for afternoon and evening sun. Parking is available on a first-come, first-served basis within the ample spaces located to the front of the property. Viewing is highly recommended.

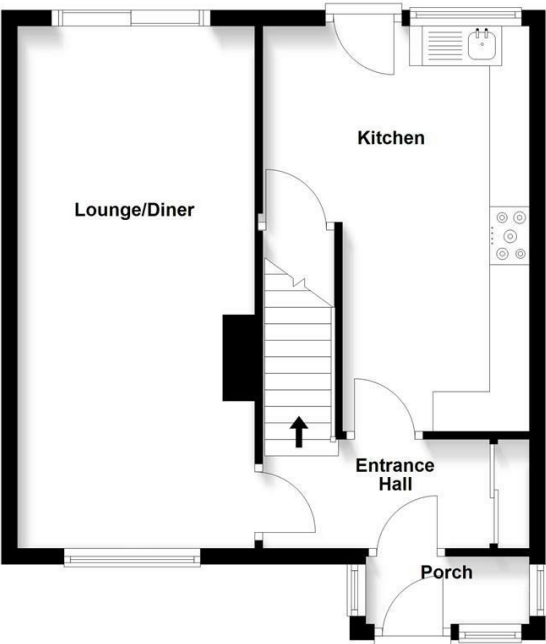
DIMENSIONS

- Porch
- Entrance Hallway
- Lounge/Diner 21'7 x 9'10
- Kitchen 17'6 x 11'0 (max to max)
- Bedroom 1: 13'8 x 9'10
- Bedroom 2: 13'8 x 7'10
- Bedroom 3: 9'11 x 7'10
- Shower Room 7'11 x 7'8 (max to max)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		

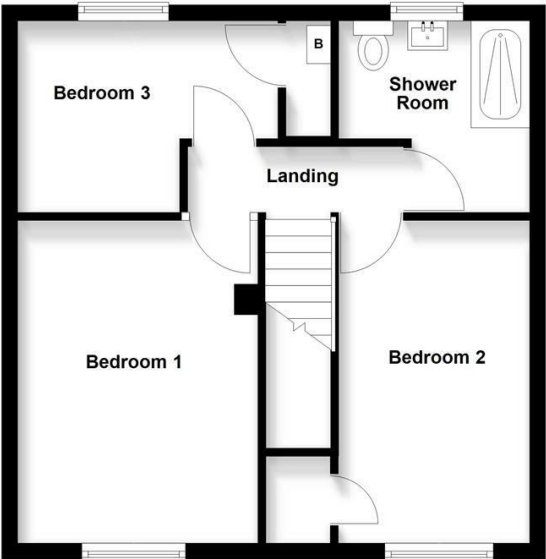
Ground Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.8 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposed and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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