



Grace Way  
Stevenage | SG1 5AR

AGENT HYBRID

**Guide Price £350,000 -  
£375,000**

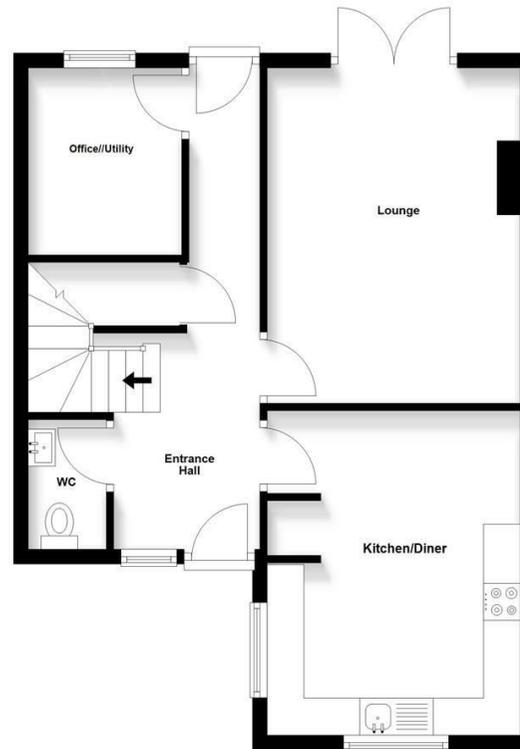


GUIDE PRICE £350,000 - £375,000 \* We are pleased to present to the market this chain-free and much-improved three-bedroom end-of-terrace family home, ideally located just 0.8 miles from the Historic Old Town High Street. The accommodation comprises a welcoming entrance hallway with doors leading to a good-sized lounge, featuring French doors opening onto the rear garden. In addition, there is a re-fitted dual-aspect kitchen/diner, finished in contemporary gloss units and offering ample space for a dining table and chairs. The ground floor is further enhanced by a useful home office/utility room and a downstairs WC. Stairs rise to the first-floor landing, where you will find three well-proportioned double bedrooms and a modern re-fitted family bathroom. The property has also benefited from significant upgrades, including a full electrical rewire and the installation of a new combi boiler and central heating system, providing peace of mind for future owners. Externally, the home enjoys a generous west-facing rear garden, featuring a raised block-paved seating area, a lawned section, and gated rear access. Just a short distance behind the property, there is a garage en-bloc with an allocated parking space in front. Viewing is highly recommended to fully appreciate the space, condition, and convenient location this home has to offer.

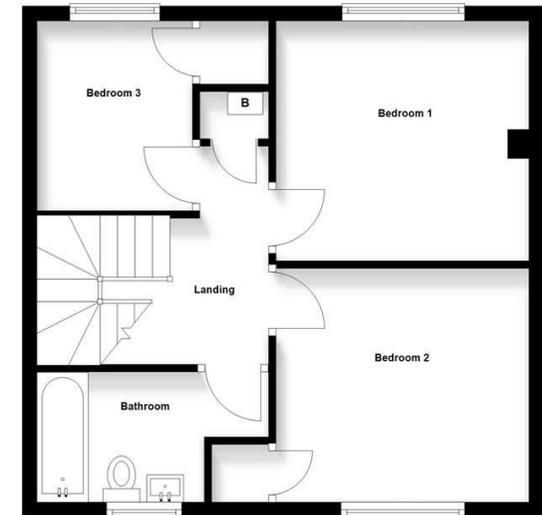
**DIMENSIONS**

- Entrance Hallway
- Downstairs WC
- Office/Utility Room 8'4 x 6'10
- Lounge 14'10 x 11'4
- Kitchen/Diner 14'5 x 10'10
- Bedroom 1: 11'6 x 10'8
- Bedroom 2: 11'6 x 9'8
- Bedroom 3: 8'6 x 6'11
- Family Bathroom 10'1 x 5'7

**Ground Floor**  
Approx. 52.3 sq. metres (562.6 sq. feet)



**First Floor**  
Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.0 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 purposes 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>69</b>	

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