



Doncaster Close
Stevenage | SG1 5RY

AGENT HYBRID

Guide Price £350,000 -
£365,000



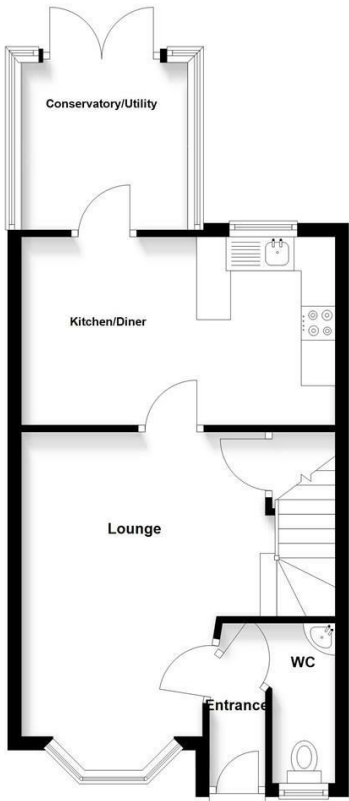
We are pleased to bring to the market this well-presented three-bedroom mid-terraced home, situated on a popular road on the edge of the highly sought-after Chells Manor area. The accommodation comprises an entrance hallway with doors leading to a downstairs WC and a generous bay-fronted lounge. From the lounge, the property flows through to a modern kitchen/diner, with a further door opening into a conservatory, currently utilised as a utility area. Stairs rise from the lounge to the first-floor landing, where you will find three well-proportioned bedrooms and a modern re-fitted family bathroom. Externally, the property benefits from a low-maintenance rear garden, featuring artificial lawn and a raised decked seating area at the far end, ideal for outdoor entertaining. Gated rear access leads to a private courtyard, where there is a single garage en bloc with an allocated parking space positioned directly in front. Viewing is highly recommended.

DIMENSIONS

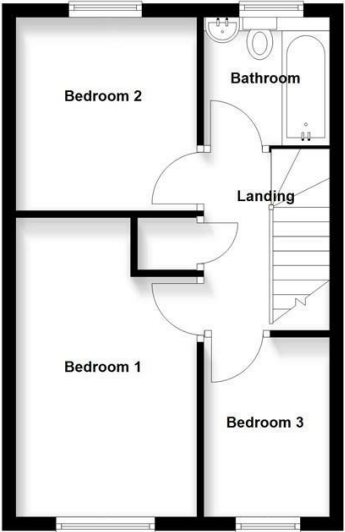
- Entrance Hall
- Downstairs WC
- Lounge 15'3 x 14'8
- Kitchen/Diner 15'3 x 8'7
- Conservatory/Utility 8'1 x 7'10
- Bedroom 1: 14'3 x 8'8
- Bedroom 2: 9'3 x 8'9
- Bedroom 3: 9'0 x 6'5
- Family Bathroom 6'4 x 6'3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		

Ground Floor
Approx. 41.7 sq. metres (448.8 sq. feet)



First Floor
Approx. 33.9 sq. metres (365.4 sq. feet)



Total area: approx. 75.6 sq. metres (814.2 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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