



Archer Road  
Stevenage | SG1 5QP

AGENT HYBRID

# £360,000



Agent Hybrid proudly presents this CHAIN FREE, Three Bedroom Mid-Terraced Home located in the sought-after Pin Green area of Stevenage. The accommodation includes an entrance hallway with doors leading to a downstairs WC and a spacious, front-facing lounge. The lounge flows seamlessly into the dining room, which features double doors that open to a bright conservatory. The conservatory offers extra living space with views of the rear garden. The modern kitchen is equipped with granite countertops and leads to a rear lobby and a practical utility/storage area. Stairs rise to the first floor landing, where you'll find doors to three well-proportioned double bedrooms and a fully tiled shower room. Externally, the property benefits from a landscaped, private rear garden featuring a patio seating area, raised lawn, and a shed equipped with power and lighting. Convenient rear gated access leads to a parking area available on a first-come, first-served basis. The property also includes a single garage located at the rear. Viewing is highly recommended to appreciate this well-appointed home.

## DIMENSIONS

Entrance Hallway

Downstairs WC

Utility 9'3 x 5'6

Lounge 16'3 x 10'2

Dining Room 8'7 x 7'6

Kitchen 10'7 x 9'4

Conservatory 13'4 x 10'1

Bedroom 1: 14'1 x 9'5

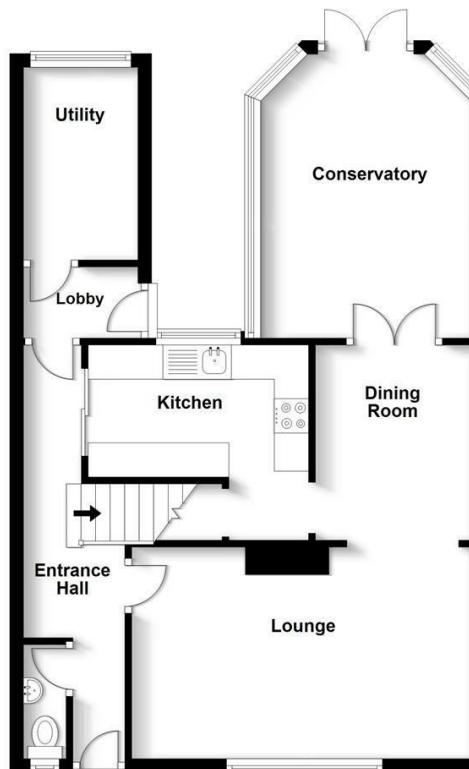
Bedroom 2: 13'7 x 7'8

Bedroom 3: 11'3 x 6'3

Shower Room 6'6 x 5'0

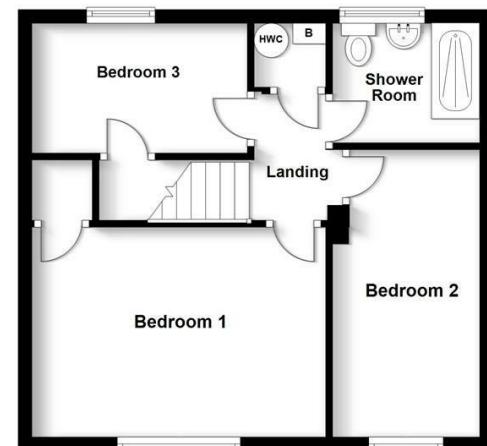
## Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 98.4 sq. metres (1059.0 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor 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) A		
(81-91) B		79
(69-80) C		
(55-68) D	60	

**Agent Hybrid**

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