



Collenswood Road
Stevenage | SG2 9ER

AGENT HYBRID

£325,000



We are pleased to bring to the market this well-presented two-bedroom mid-terraced home, situated in the popular Shephall area of Stevenage. The accommodation comprises an inviting entrance hallway, leading through to a spacious lounge/diner that spans the full depth of the property. From the dining area, a further door opens into a contemporary re-fitted kitchen, featuring stylish grey shaker-style units and slim-profile worktops. Stairs rise to the first-floor landing, where you will find a modern bathroom and two generous double bedrooms, both offering excellent space, whilst bedroom one enjoys a walk in wardrobe area. Additional internal upgrades include an improved central heating system, replacement fuse board, and new windows and doors, providing added comfort and peace of mind. Externally, the property benefits from a large rear garden with block-paved patio seating, ideal for outdoor entertaining. Shared gated side access provides convenient access to the front of the property. Viewing is highly recommended.

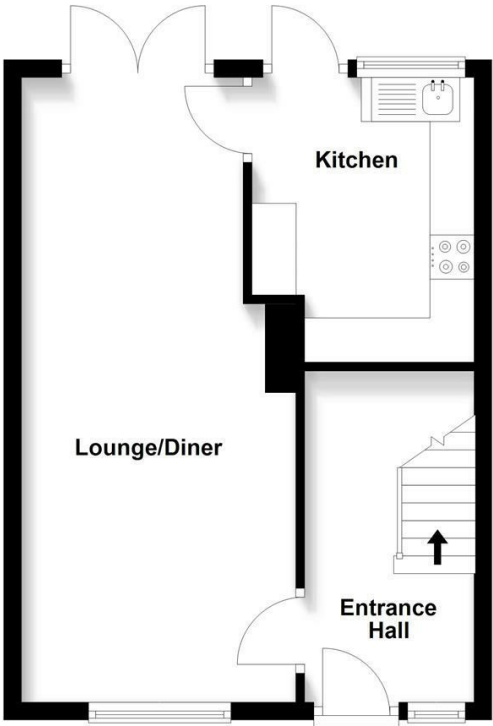
DIMENSIONS

- Entrance Hallway 12'2 x 6'4
- Lounge/Diner 23'3 x 10'2
- Kitchen 10'7 x 8'3
- Bedroom 1: 17'0 x 12'4 (max to max)
- Bedroom 2: 10'8 x 10'0
- Bathroom 6'7 x 5'8

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

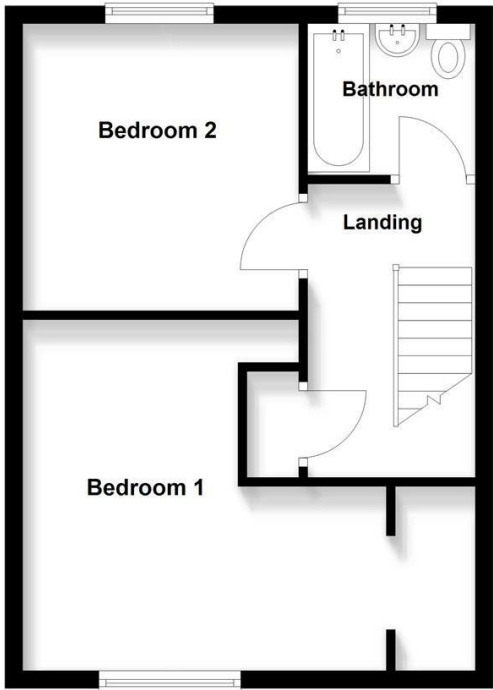
Ground Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.1 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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