

York Road  
Stevenage | SG1 4EZ

AGENT HYBRID



# Offers Over £375,000



We welcome to the market, a well presented, Four Bedroom Mid Terraced Home located in the St Nicolas area of Stevenage. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a good-sized Lounge and a Separate Dining/Family Room. An opening from here leads you into the Kitchen, with an internal door leading a Separate Utility, come Downstairs WC. French doors from the kitchen lead out to a sizeable Conservatory. Stairs rise to the first floor landing where you will find the Family Bathroom and Four Double Bedrooms. Externally, the property benefits from a paved Rear Garden and a Large Front Garden, which is used as the 'main' garden. Here you will find a good sized patio seating area, lawn and a good-sized shed for storage. To the rear you will also find a Single Garage and Parking for three cars, side by side. Viewing comes highly recommended.

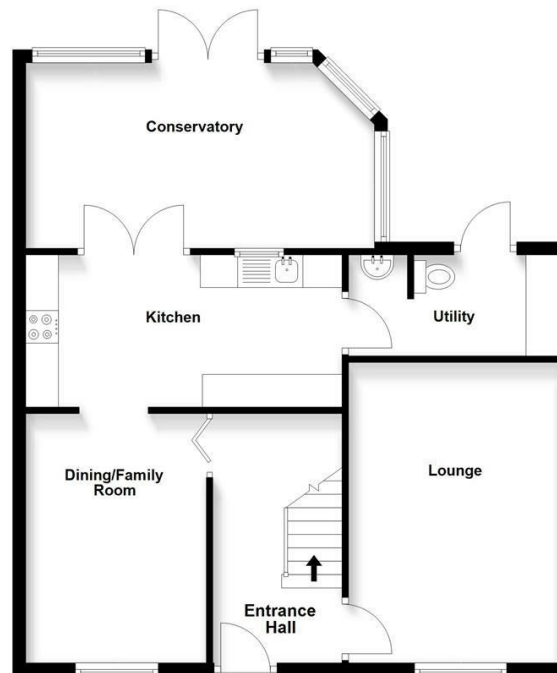
## DIMENSIONS

Entrance Hallway 12'6 x 6'6  
Lounge 15'1 x 10'7  
Separate Dining/Family Room 10'8 x 9'1  
Kitchen 15'5 x 7'8  
Utility/WC 10'6 x 5'4  
Conservatory 17'6 x 9'4  
Bedroom 1: 11'7 x 10'8  
Bedroom 2: 12'3 x 9'8  
Bedroom 3: 8'9 x 7'5  
Bedroom 4: 8'8 x 8'4  
Bathroom 6'9 x 5'5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
	70	83

## Ground Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



## First Floor

Approx. 49.3 sq. metres (530.2 sq. feet)



Total area: approx. 115.6 sq. metres (1244.5 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. Some 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.

## Agent Hybrid

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