



PER MONTH

**£1,300 Per Month**  
**Pound Avenue**

Stevenage, SG1 3JA



## PROPERTY SUMMARY

This ground-floor maisonette boasts two generously sized bedrooms a larger than normal reception room with a modern kitchen and bathroom. The property is located a stone's throw away from Stevenage's historic High Street, offering a variety of shops, restaurants, and bars. It is also conveniently located within a short walk to both the town centre and Stevenage Mainline Station. Additionally, the property includes allocated parking.

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1



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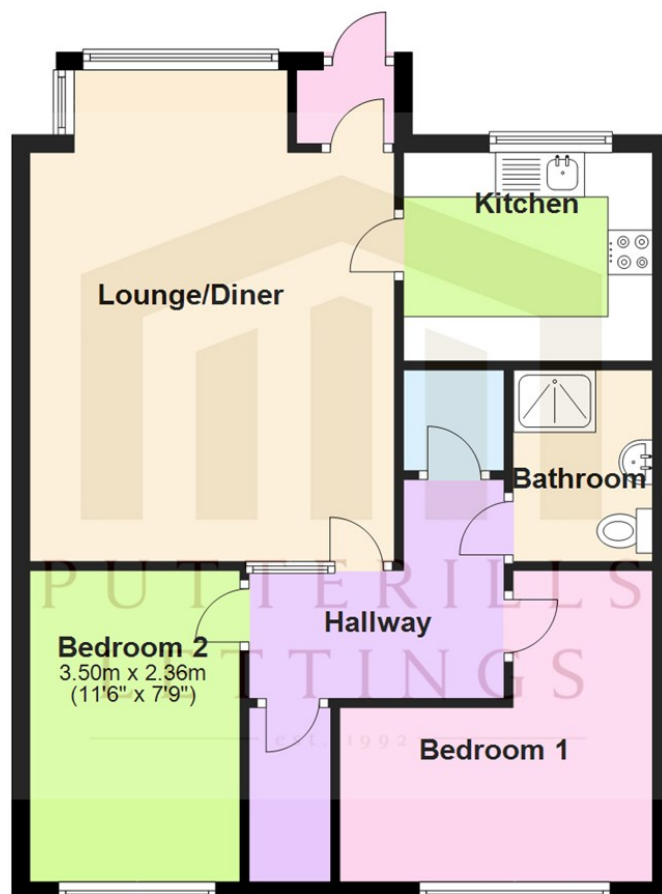






## Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

Approximate measurements not to scale for room identification purposes only  
Plan produced using PlanUp.

## LOCAL AUTHORITY

Stevenage

## TENURE

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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