



Fresson Road

Stevenage | SG1 3QU

Agent Hybrid

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Guide Price £250,000 - £260,000



Agent Hybrid welcomes to the market, a very well presented Two Bedroom Second Floor Flat (top), located within walking distance to Stevenage Old Town High Street and Mainline Train Station, providing fast links to London Kings X and St Pancras Stations. Accessed via phone entry and a communal stairwell, a spacious landing leads you the front door, opening into the Entrance Hallway. From here doors open to the airing cupboard, a useful storage cupboard, the Main Bathroom, Bedroom 1 (double) with fitted wardrobes and a Re-Fitted En-Suite and Bedroom 2 (double). Furthermore, you will find a dual aspect Lounge/Diner, with window to the side and Juliet balcony doors opening to the front aspect. An opening leads to a modern Kitchen in shaker style units and space for a washing machine, tumble dryer or dishwasher and a tall standing fridge freezer. Further improvements include Further improvements include an upgrade to the electric radiators, now on a smart Farfo wifi system and controlled by a mobile app. There is an allocated and numbered parking space to the rear, with ample visitor parking in the area. Turnkey ready, viewing comes highly recommended.

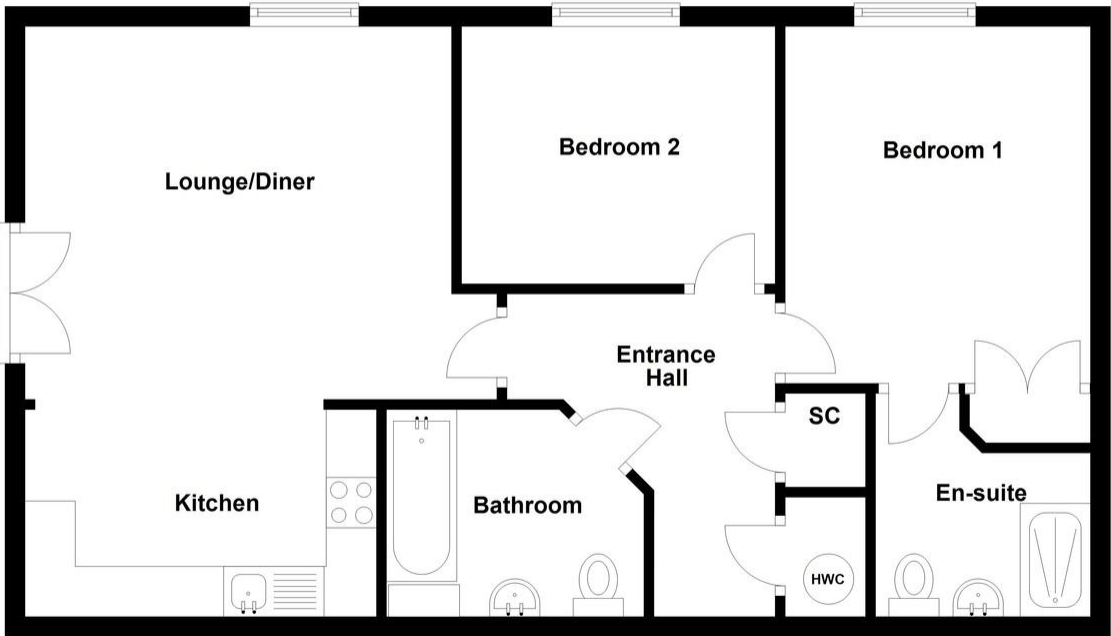
Entrance Hallway
Bedroom 1: 11'8 x 10'0
En-Suite 7'3 x 6'3

Bedroom 2: 10'3 x 8'5
Lounge/Diner 11'9 x 11'1
Kitchen 10'4 x 6'8

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		

Second Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



Total area: approx. 62.3 sq. metres (670.5 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 services, 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 only 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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