



Livingstone Link

Stevenage | SG2 0EP

Agent Hybrid

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Guide Price £325,000 - £335,000



Agent Hybrid welcomes to the market this spacious, modernised Three Bedroom End Of Terrace Home, set within a highly sought after location of Chells and within close proximity to the highly regarded Nobel secondary school. Internally, the property briefly comprises of; a Welcoming Entrance Hallway with doors into the Modern Kitchen with space for a small table and chairs and the Large Lounge/Diner which has French doors opening out to the Private Rear Garden. Ups stairs you will find three double Bedrooms and a Bathroom with a separate WC. Externally, the property offers a generous sized Private Rear Garden with an outside WC and Shed and has access via an alleyway to the front where you will find a block paved Driveway for Two Cars. Viewing comes highly recommended!

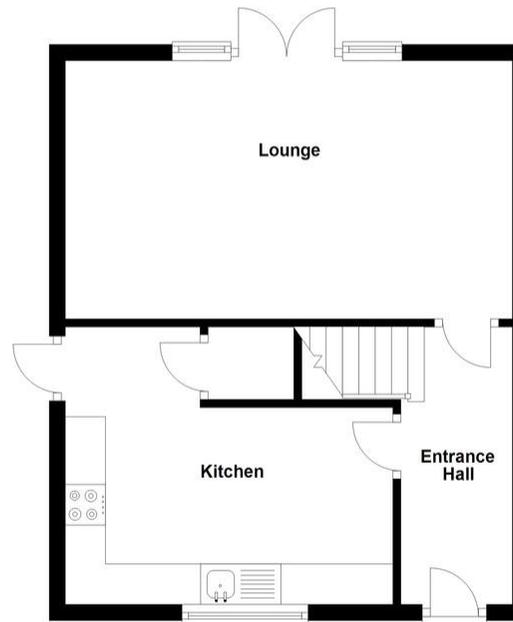
Entrance Hallway
 Kitchen - 7'3 (increasing to 11'2) x 13'4
 Lounge - 10'6 x 18'3

Landing
 Bedroom 1 - 12'3 x 10'6
 Bedroom 2 - 11'7 x 8'8
 Bedroom 3 - 10'7 x 7'8 max
 Bathroom - 7'4 x 4'9
 WC - 2'9 x 4'3

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	

Ground Floor

Approx. 403.1 sq. feet



First Floor

Approx. 436.3 sq. feet



Total area: approx. 839.3 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

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
 Tel: 01438 870673 | enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

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