



Raleigh Crescent

Stevenage | SG2 0EA

Agent Hybrid

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**Guide Price £290,000 - £300,000**



Agent Hybrid welcomes to the market, a well presented Two Bedroom Mid Terraced Home, benefiting from an 83ft Rear Garden, located in the popular area of Chells. Within the catchment of the highly regarded, Nobel School.

Accommodation briefly comprises of; An Entrance Hallway, with doors leading to a spacious Lounge/Diner, stretching the entire depth of the house and featuring a log burner. From the hallway and dining end, doors lead to a rear facing Kitchen. Stairs rise to the first-floor landing, where you will find Two Large Bedrooms and a Re-Fitted, fully tiled shower room. Externally, the property benefits from a Private and Landscaped 83ft Rear Garden, gated access to the side, leading back to the front to a block paved Driveway for two cars, side by side. Viewing comes highly recommended to fully appreciate.

Entrance Hallway 12'7 x 5'10

Bedroom 1: 14'0 x 9'2

Lounge/Diner 21'11 x 11'0

Bedroom 2: 10'4 x 10'2

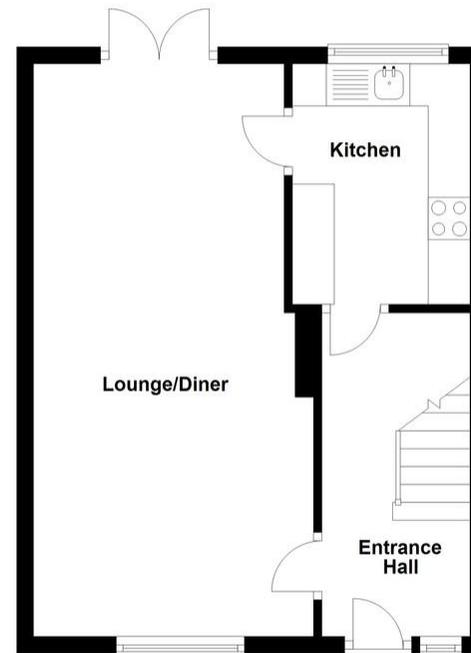
Kitchen 9'4 x 7'0

Shower Room 6'7 x 5'8

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

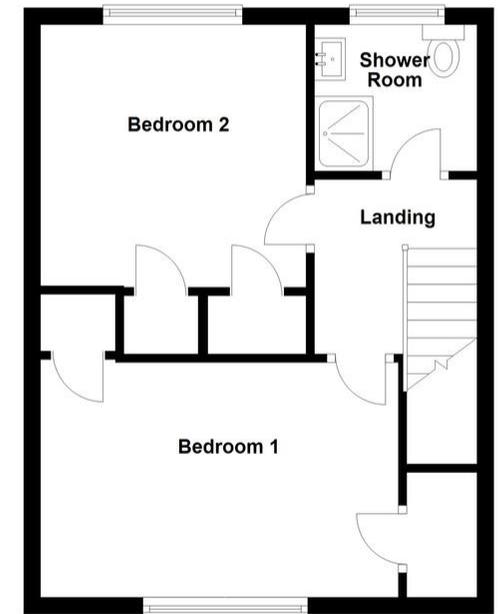
## Ground Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 70.9 sq. metres (763.1 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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