



Canterbury Way

Stevenage | SG1 4DU

Agent Hybrid

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**£325,000**

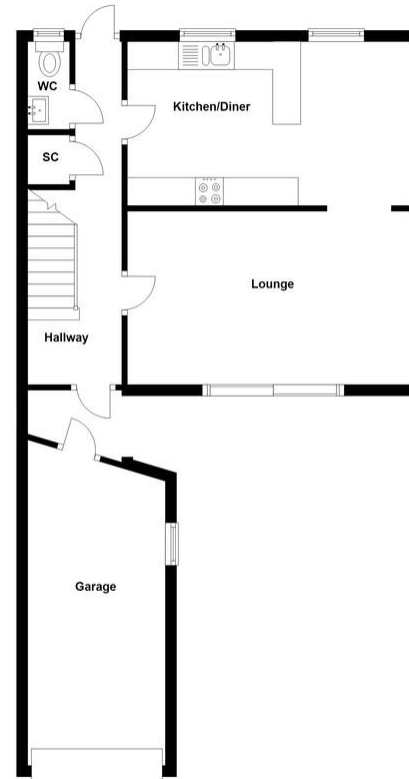


Agent Hybrid welcomes to the market, a CHAIN FREE and modernised Three Bedroom Mid Terraced Home, located in the St Nicolas area of Stevenage. The property situated within walking distance to local amenities, a doctor's surgery and two junior schools. Accommodation briefly comprises of; An Entrance Hallway, with doors to leading to a Downstairs WC, a rear facing Lounge with patio sliding door to the rear garden and a modern double fronted Kitchen/Diner. Stairs rise to the first-floor landing where you will find a useful storage cupboard and doors leading to Three Good Sized Bedrooms and a Four Piece Modern Family Bathroom. Externally, the property benefits from a Low Maintenance, Private Rear Garden with summer house/workshop, with power and lighting. You will also a good-sized front lawn, a Single Garage to the rear, with Driveway in front.

**Entrance Hallway**      **Bedroom 1: 11'11 x 11'3**  
**Downstairs WC**      **Bedroom 2: 11'11 x 8'6**  
**Lounge 16'10 x 10'2**    **Bedroom 3: 8'3 x 7'5**  
**Kitchen/Diner 16'10 x 9'8**   **Bathroom 10'5 x 5'6**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	80	

**Ground Floor**  
Approx. 623.9 sq. feet



**First Floor**  
Approx. 456.6 sq. feet



Total area: approx. 1080.5 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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