

Augustus Gate

Stevenage | SG2 7QY

Agent Hybrid

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**Guide Price £375,000 - £385,000**

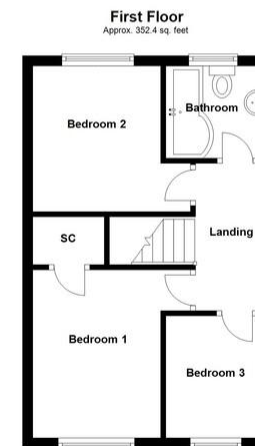


**Ground Floor**  
Approx. 532.9 sq. feet

Agent Hybrid welcomes to the market a very well presented, Three Bedroom Semi Detached Home, set within a cul-de-sac position in the sought-after area of Chells Manor. Accommodation briefly comprises of; An Entrance Porch with doors leading to a Re-Fitted Downstairs WC and a good sized, front facing Lounge. From here a door opens to a Modern Kitchen/Diner, fitted with contemporary grey, handleless units and metro tiled upstands. Stairs from the lounge rise to the first-floor landing, where doors lead to Three Good Sized Bedrooms and a modern, fully tiled, Re-Fitted Family Bathroom. Externally, the property benefits from a Private Rear Garden, featuring a patio seating area, lawn, a newly laid raised decking platform and new concreted post, panelled fencing. Additionally, you will find a Single Garage to the side, with Driveway in front, for at least two cars.

**Porch**                      **Bedroom 1: 10'9 x 8'2**  
**Downstairs WC**        **Bedroom 2: 9'6 x 8'1**  
**Lounge 14'9 x 10'0**      **Bedroom 3: 7'9 x 6'4**  
**Kitchen/Diner 14'9 x 9'6** **Bathroom**

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>	65	



Total area: approx. 885.3 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

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