



Herne Road

Stevenage | SG1 4RW

Agent Hybrid

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Guide Price £350,000 - £365,000



Agent Hybrid welcomes to the market, a well presented Two Bedroom Semi Detached Home, located in a sought-after location with nearby links to the A1M, the Old Town High Street and is on the doorstep of Lister Hospital.

Accommodation briefly comprises of; An Entrance Porch, with internal door opening into a spacious Lounge. From here, you lead into a Kitchen/Breakfast Room and in turn a Conservatory, that is currently being used as a dining area. Stairs from the lounge rise to the first-floor landing, with doors leading to Two Large Bedrooms and a fully tiled Bathroom. Externally, the property benefits from a Private. Southeast Facing Rear Garden, mainly laid to lawn, with a raised decking seating area and pergola to the far end. You will also find a larger than average Attached Garage. *Please Note: the drive in front of the garage is not big enough for a vehicle.* Viewing comes highly recommended.

Porch 5'2 x 4'6

Lounge 17'6 x 13'0

Kitchen 13'0 x 8'10

Conservatory 11'3 x 9'11

Bedroom 1: 13'0 x 9'5

Bedroom 2: 13'0 x 8'11

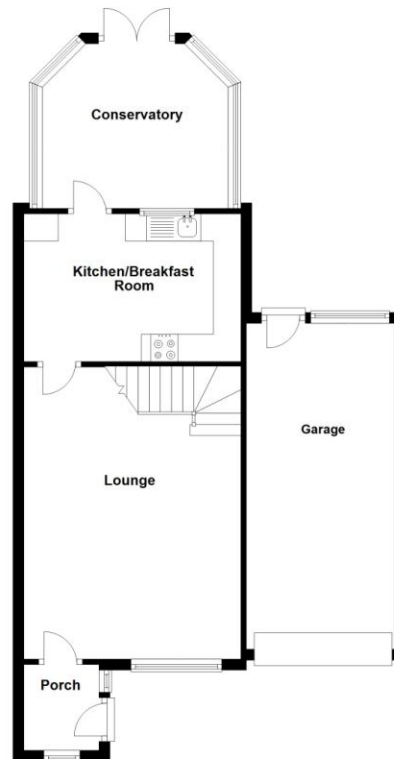
Bathroom 8'6 x 4'8

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	

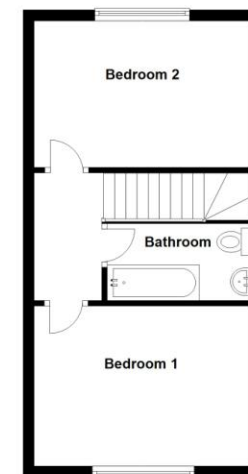
Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 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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