



Archer Road

Stevenage | SG1 5HJ

Agent Hybrid

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£340,000 - £350,000

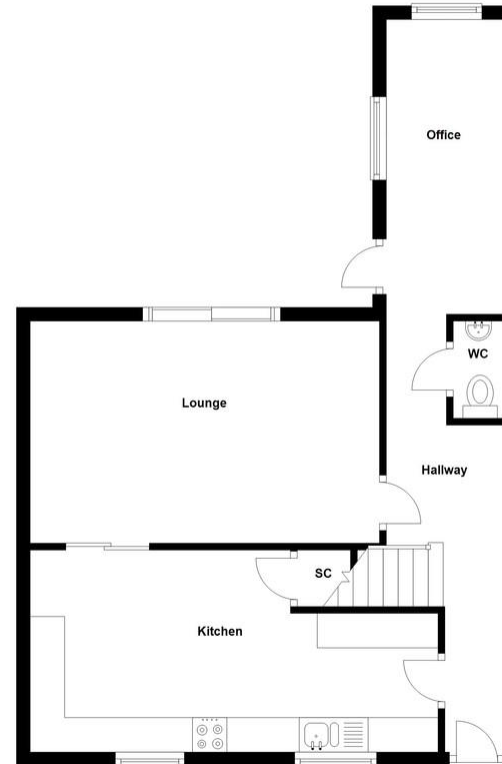


Agent hybrid welcomes to the market this fully modernised and improved three bedroom terraced home, set within a highly sought after location in pin green and within walking distance to the local Fairlands Valley Lakes and close proximity to the Stevenage mainline Train Station, offering fast links into London. The property has been modernised throughout, with improvements including a fully refitted Kitchen/Diner which has been made larger by utilising the original dining room, offering a range of integrated appliances including cooker with electric hob and extractor fan, dishwasher and space for the washing machine and large American style fridge freezer, LED lighting with under counter lights and porcelain tiled floor with underfloor heating, new part glazed internal doors and luxury vinyl tile flooring flows throughout the remainder of the downstairs with LED lighting throughout the house, the original store room has been fully insulated and converted into a further reception room (ideal for a study area), the lounge offers an electric feature fireplace with patio doors opening into the Rear Garden. Upstairs you will find three double Bedrooms and a family Bathroom. The property comes complete with a Rear Garden with patio seating area, outside tap and gated access to the rear, where you will find the Garage. Viewing comes highly recommended!

- Entrance Hallway
- Downstairs Cloakroom - 2'4 x 5'7
- Rear Lobby/Study - 5'5 x 13'7
- Lounge - 9'5 x 16'4
- Re-Fitted Kitchen/Diner - 9'7 x 19'1
- First Floor Landing
- Bedroom 1 - 9'7 x 14'2
- Bedroom 2 - 13'9 x 7'10
- Bedroom 3 - 6'4 x 11'3
- Bathroom - 5'2 x 6'5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	

Ground Floor
Approx. 543.7 sq. feet



First Floor
Approx. 456.4 sq. feet



Total area: approx. 1000.1 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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