



**Elliot Heath**  
ESTATE AGENTS

**24 Three Stiles, Benington**  
Guide Price **£250,000**

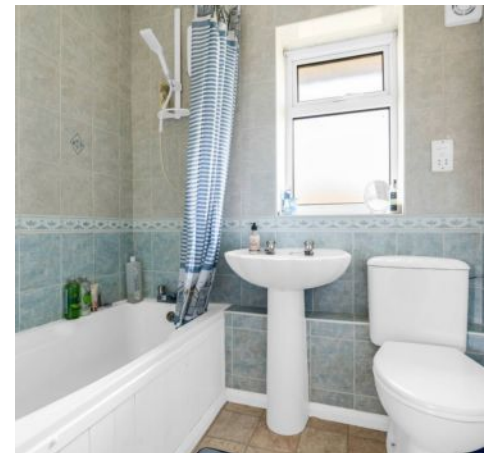


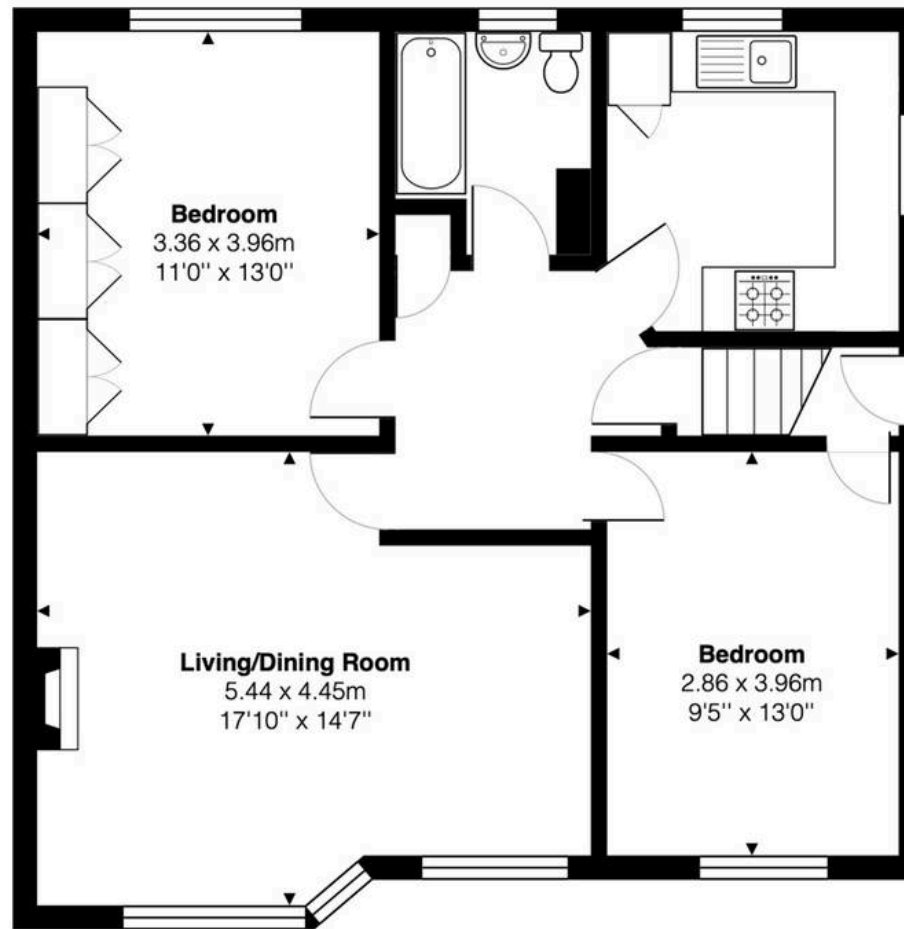
## 24 Three Stiles

Benington, Stevenage

Rare opportunity to purchase a well-presented 2-bed first floor apartment in Benington village. Features a rear garden with store, spacious living areas, and easy access to Stevenage & Hertford. Council Tax band: B

Tenure: Leasehold





**First Floor**

Total Area: 69.8 m<sup>2</sup> ... 751 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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## Accommodation

External staircase to private front entrance door to:

### Entrance Hall

With stairs to:

### First Floor Landing

With electric storage heater, built in storage cupboard and doors to:

### Living/Dining Room

17' 10" x 14' 7" (5.44m x 4.45m)

Bay fronted with two double glazed windows, electric storage heater, feature fireplace.

### Kitchen

Dual aspect with two double glazed windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, tiled splash back areas, wood effect flooring.

### Bedroom One

11' 0" x 13' 0" (3.36m x 3.96m)

With double glazed window, electric panel heater, fitted with a range of bedroom furniture.

### Bedroom Two

9' 5" x 13' 0" (2.86m x 3.96m)

With double glazed window, electric panel heater, built in over stairs storage cupboard.

### Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, fully tiled.







#### **GARDEN**

Generous garden mainly laid to lawn with mature planting and brick built store.

#### **OFF STREET**

1 Parking Space

Off street parking.











## Elliot Heath Estate Agents

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