

01438 870673

57 High Street, Stevenage, Hertfordshire, SG1 3AQ

enquiries@agenthybrid.co.uk

www.agenthybrid.co.uk

Agent Hybrid



Austen Paths, SG2 0NR

Stevenage

Guide Price: £290,000 - £300,000 Freehold



Austen Paths, SG2 0NR

Stevenage

Guide Price: £290,000 - £300,000 Freehold

Agent Hybrid welcomes to the market, a refurbished, Three Bedroom End of Terrace Home, located in the Chells area of Stevenage and within the catchment of the highly regarded, Nobel Secondary School. The current occupiers have fully redecorated and replaced flooring throughout. Accommodation briefly comprises of; A large Entrance Hallway, stretching front to back, whilst incorporating a rear Lobby, currently being used as a Utility Area. Doors lead to a good sized, rear facing lounge and newly fitted Kitchen/Diner, with contemporary gloss units, handleless doors, induction hob and complemented by a striking copper back splash, base level and under unit lighting. Stair rise to the first-floor landing, where doors lead to Three Double Bedrooms and a Re-Fitted Family Bathroom. Externally, the property benefits from a good sized, private rear garden and Garage En-Block. Viewing comes highly recommended.



ACCOMMODATION COMPRISES:

Double glazed door into the entrance hallway, laminate flooring, double panelled radiator, stairs rise to the first floor landing, partially glazed door to the kitchen, door to the Lounge, opening to the rear lobby/utility area.

KITCHEN/DINER

16' 5" x 8' 8" (5m x 2.64m) Re-Fitted, laminate flooring, UPVC double glazed window to the front aspect, range of gloss base and eye level cupboard and drawer units with roll edge work surfaces, copper splash back, stainless steel sink and drainer with mixer tap, base level and under unit lighting, integral oven and grill with induction hob and extractor hood over, space for tall standing fridge freezer, single panel radiator, further UPVC double glazed floor to ceiling window to the front aspect, ample room for a dining table and chairs, opening to the Lounge.

LOUNGE

16' 5" x 12' 6" (5m x 3.81m) Laminate flooring, single panel radiator, door to under stairs storage cupboard, aluminium framed patio sliding door to the rear garden, TV point.

REAR LOBBY/UTILITY AREA

9' 4" x 6' 10" (2.84m x 2.08m) Laminate flooring, circular window to the rear aspect, space for washing machine, partially glazed door to the rear garden.

STAIRS RISE TO THE FIRST FLOOR LANDING

Fitted carpet, doors to all rooms.

BEDROOM 1:

14' 5" x 9' 4" (4.39m x 2.84m) Fitted carpet, UPVC double glazed window to the rear aspect, single panel radiator.

BEDROOM 2:

12' 8" x 8' 10" (3.86m x 2.69m) Fitted carpet, UPVC double glazed window to the front aspect.

BEDROOM 3:

12' 7" x 6' 9" (3.84m x 2.06m) Fitted carpet, UPVC double glazed window to the rear aspect, single panel radiator.

FAMILY BATHROOM

8' 8" x 8' 7" (2.64m x 2.62m) Vinyl flooring, UPVC double glazed window to the front aspect, WC, vanity sink unit, panelled P bath with rainfall shower head and additional shower attachment over, ceiling spotlight, chrome heated towel rail, door to airing cupboard housing combi boiler.

REAR GARDEN

West facing, patio area leading to the lawn, timber fence perimeter, gated access to the side, outside tap.

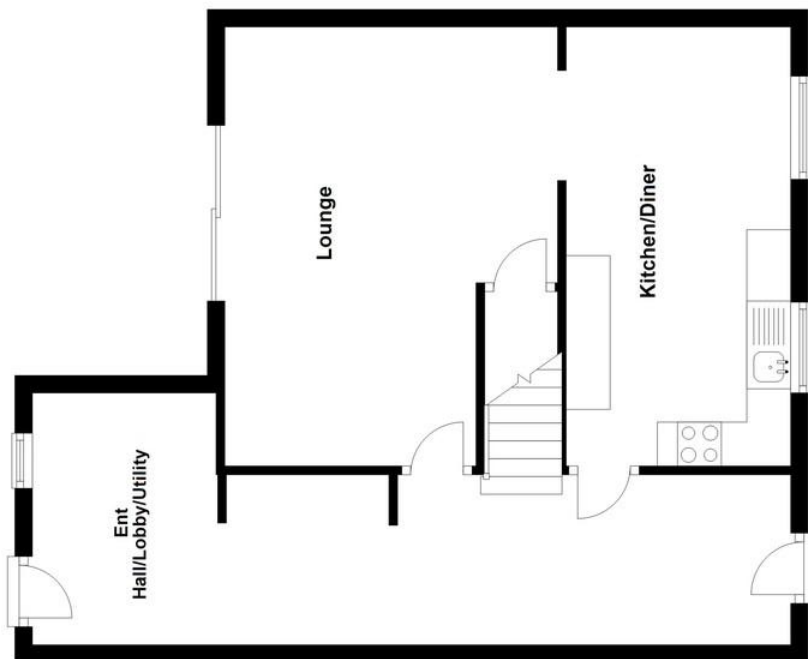
GARAGE

En-block, metal up and over door.



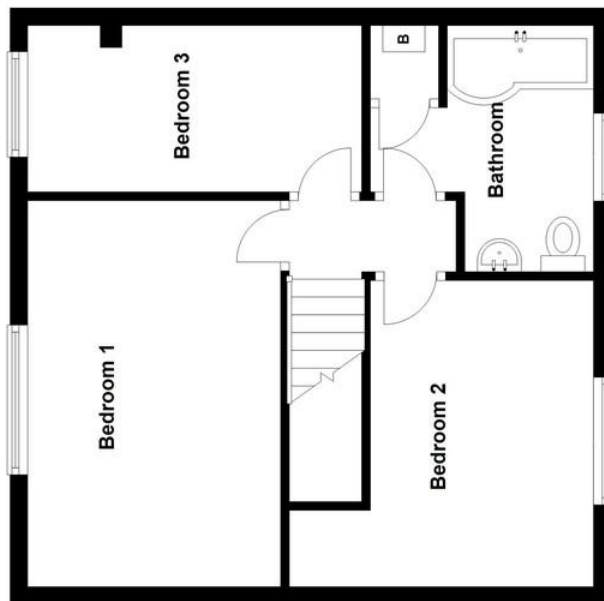
Ground Floor

Approx. 51.7 sq. metres (556.2 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 92.9 sq. metres (999.8 sq. feet)



Important Information:
All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

