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**Knights Templars Green, SG2 0JY**

**Stevenage**

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



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Stevenage

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Agent Hybrid welcomes to the market, a very well presented, Two Bedroom Mid Terraced Home, located in a cul-de-sac position of a popular road nr Chells Manor. A composite front door opens into a Porch area and in turn leads to a spacious, front facing Lounge. From here a further door leads into a Modern, Re-Fitted Kitchen and in turn, openly flows into a Conservatory/Dining Area. Stairs from the lounge rise to the first-floor landing, where doors lead to Two Good Sized Bedrooms and a Modern, Re-Fitted Bathroom. Externally, the property benefits from a Private Rear Garden and Allocated Parking to the front for two cars. Viewing comes highly recommended to fully appreciate.



## ACCOMMODATION AND DIMENSIONS

Composite front door into the entrance porch, vinyl flooring, single panel radiator, partially glazed door into the Lounge.

### LOUNGE

13' 3" x 13' 3" (4.04m x 4.04m) Fitted carpet, UPVC double glazed window to the front aspect, coving to the ceiling, TV and telephone points, double panelled radiator, stairs rise to the first floor landing, partially glazed door to the Kitchen.

### KITCHEN

13' 3" x 9' 11" (4.04m x 3.02m) Vinyl flooring, range of high gloss base and eye level cupboard and drawer units with roll edge work surfaces, one and a half bowl ceramic sink and drainer with mixer tap, integral dishwasher, washing machine and fridge freezer, integral oven and grill with 5 ring gas hob and extractor hood over, tiled splash back, coving to the ceiling, opening (window removed) overlooking the Conservatory, open walk through to the Conservatory.

### CONSERVATORY

11' 5" x 11' 2" (3.48m x 3.4m) Vinyl flooring, brick built base with UPVC double glazed windows and French doors to the rear garden, double panelled radiator.

### STAIRS RISE TO THE FIRST FLOOR LANDING

Fitted carpet, access to the loft space, doors to all rooms.

### BEDROOM 1:

13' 3" x 10' 0" (4.04m x 3.05m) Fitted carpet, x2 UPVC double glazed windows to the front aspect, single panel radiator, coving to the ceiling, TV point.

### BEDROOM 2:

9' 11" x 6' 11" (3.02m x 2.11m) Fitted carpet, UPVC double glazed window to the rear aspect, double panelled radiator, coving to the ceiling, x2 double doors to wardrobe space.

### BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m) Re-Fitted, UPVC double glazed window to the rear aspect, vinyl flooring, WC, pedestal wash basin, panelled P bath with chrome rainfall shower head and additional shower attachment over, chrome heated towel rail, partially tiled walls, ceiling spotlights shaver point.

### REAR GARDEN

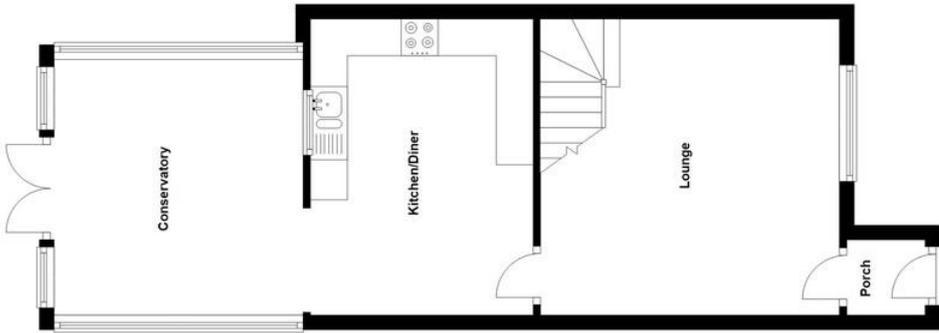
Patio seating area leading to the lawn, timber fence perimeter, timber framed shed.

### PARKING

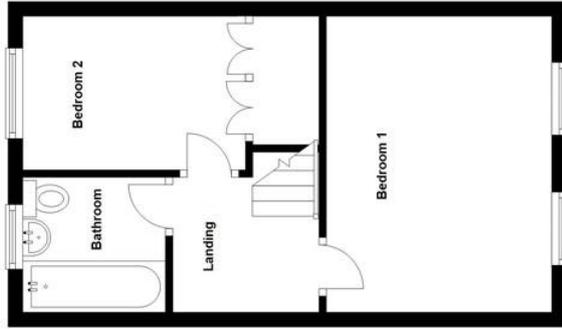
Two allocated parking spaces to the front, side by side.



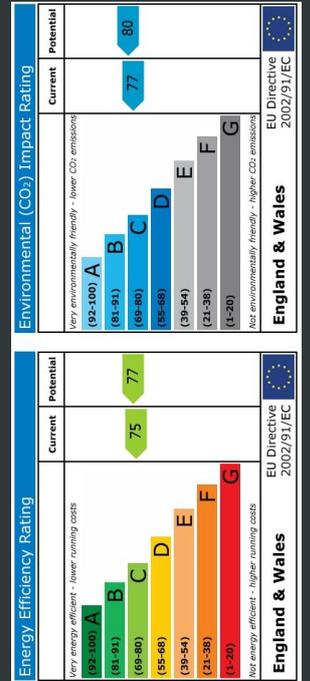
**Ground Floor**  
Approx. 455.2 sq. feet



**First Floor**  
Approx. 311.8 sq. feet



Total area: approx. 767.0 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.