



Because property is personal with...

Telford Avenue, Stevenage

BELVOIR!

Guide price £325,000



Key Features

- Chain Free
- Attractive residential setting
- Walking distance of Marriotts School
- Three good sized bedrooms
- Bathroom and shower room
- Ground floor extension
- Overlooking an open green
- EPC rating D
- Freehold





Make this your family home!

Belvoir take pleasure in offering for sale with NO UPWARD CHAIN this extended three bedroom property in the popular CHELLS area of Stevenage and a matter of seconds from the Marriotts Secondary School, short walking distance of the Nobel Secondary School and similarly of Lodge Farm Primary. Within easy access of Fairlands Valley Park and local amenities including a Tesco Express at the Glebe shops on Chells Way.

Overlooking a pleasant open green, the property offers comfortable accommodation, sunny aspect to the rear garden and an ideal opportunity to put your own stamp and truly make this your home!

Currently seeing a huge redevelopment, Stevenage enjoys a substantial range of facilities for all, most notably, the fast mainline rail services to London and transport links via road from the A1(M). Also, the leisure park with iMax cinema and activity centres, Fairlands Valley Park with boating lakes and green space, along with a bustling new town centre and lively Old Town High Street. There are Ofsted-rated outstanding schools and a huge array of clubs and community initiatives.

GROUND FLOOR

Entrance

Via uPVC front door with sidelite window, into:

Hallway

Doors to kitchen and lounge/diner. Stairs rising to first floor. Radiator.

Kitchen / Breakfast Room 4.05m x 3.30m (max) (13'3" x 10'9" (max))

uPVC double glazed window to front aspect. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Space for 600mm freestanding dual-fuel cooker with concealed extractor over. Space and plumbing for both washing machine and slimline dishwasher. Space for freestanding fridge freezer. uPVC courtesy door to covered side access. Radiator.

Lounge / Diner 5.60m x 3.25m (18'4" x 10'7")

Generously proportioned. Fireplace. Radiator. Open plan onto:

Garden Room 3.45m x 2.65m (11'3" x 8'8")

uPVC sliding patio doors to garden. Door to:

Shower Room

uPVC obscure double glazed window to rear aspect. Suite comprising enclosed shower cubicle, wall mounted hand wash basin and low level flush WC. Chrome heated towel rail.

FIRST FLOOR

Landing

Doors to all rooms. Hatch providing access to loft space. Storage cupboard.

Bedroom One 3.80m x 3.30m (12'5" x 10'9")

uPVC double glazed window to rear aspect. Radiator.

Bedroom Two 3.80m x 3.30m (max) (12'5" x 10'9" (max))

uPVC double glazed window to front aspect. Radiator.

Bedroom Three 3.30m (max) x 2.40m (10'9" (max) x 7'10")

uPVC double glazed window to rear aspect. Radiator.



Bathroom

uPVC obscure double glazed window to front aspect. Suite comprising panel enclosed bath with chrome taps and pedestal mounted hand washbasin. Chrome heated towel rail. Airing cupboard housing hot water cylinder.

WC

uPVC obscure double glazed window to front aspect. Low level flush WC.

EXTERIOR

Front Garden

Enclosed by dwarf brick wall and mature hedging. Shared gated entrance. Path leading to front door with attractive beds with established shrubs and plants. Gated and covered walk way leading to rear garden.

Rear Garden

Mainly fence enclosed. Paved seating area leading to established lawn. Mature trees. Timber shed to remain.

PROPERTY INFORMATION

Council Tax: Band C

EPC Rating: D

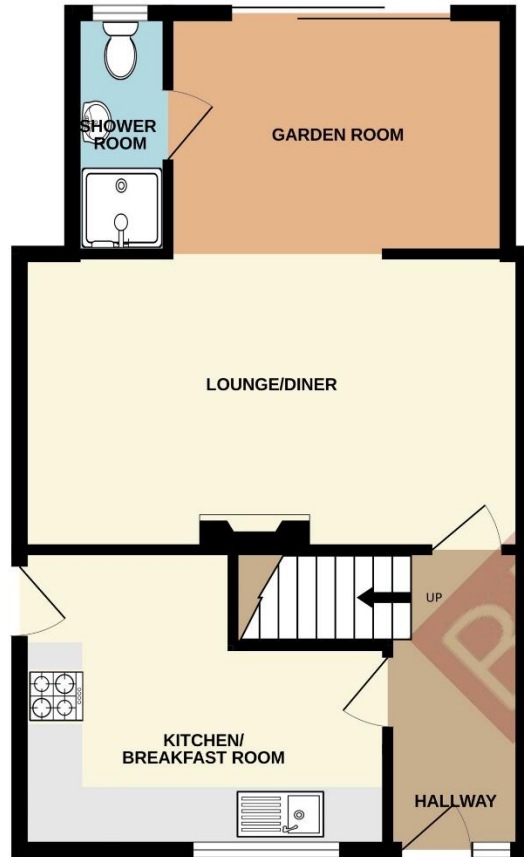
DISCLAIMER

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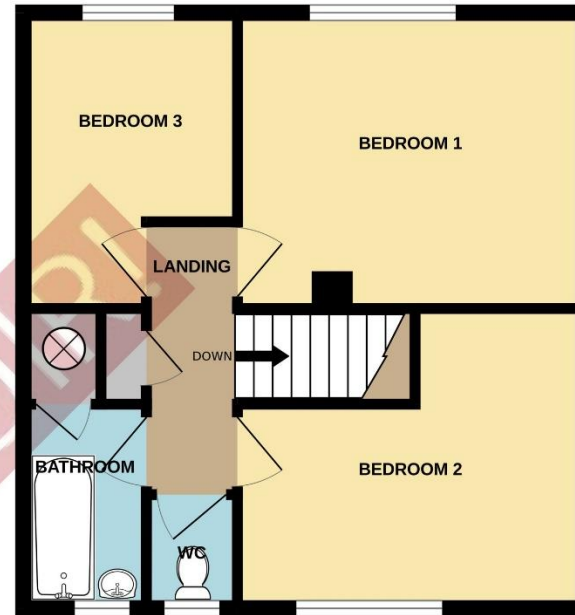




GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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