



118 Shephall View

Stevenage, SG1 1RP

Offers In Excess Of £300,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

*** Guide Price £300,000 to £310,000*** An ideal first home or investment is this well presented two bedroom end of terrace property with potential for a rear or side extension (STPP and consents) within this popular location a short walk to Fairlands Valley Park and less than 1 miles to Stevenage New Town and approx. 1.2 Miles to the mainline railway station with fast trains into Kings Cross.

The property is set back from the road in a small cul-de-sac with accommodation comprising, entrance, sitting room, fitted kitchen with utility room, Upstairs are two double bedrooms and a family bathroom. To the rear is a generous sized garden with side access. (EPC Rating D, Stevenage Borough Council, Council Tax band C)

- Ideal starter home or investment property
- 1.2 Miles from Stevenage Mainline Station
 - Two bedroom end of terrace
 - Kitchen / Dining room with Utility room
 - Sitting room
 - Upstairs Bathroom
- South facing rear garden, and side garden with potential for access.
 - Potential to extend (STPP)
- Combination Boiler replaced Nov 2023





Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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