






# 75 Minehead Way

Stevenage, SG1 2HZ  
Guide Price £385,000

 3 Bedrooms

 1 Bathrooms

 1 Reception Rooms

 EPC Rating Band C

A very well presented three bedroom semi-detached family home within the popular Symonds Green area of Stevenage and with easy access to the A1, local Schooling as well as all the facilities available in both the New and Old Town. The property also benefits from a garage to the rear with electric roller door and parking Infront.

Accommodation comprises entrance hall, sitting room, re-fitted kitchen / dining room, cloakroom, storage cupboard and a rear lobby providing internal access to the garage. Upstairs are three bedrooms and a family bathroom.



- Three bedroom Semi detached family home
  - Entrance Hall & Cloakroom
  - Living Room
  - Refitted Kitchen with dining area
  - Rear lobby with access to Garage
  - Bathroom
  - Gas heating (Combi Boiler) to radiators
  - Enclosed Rear Garden
  - Double Glazing
  - Garage & Driveway
- 







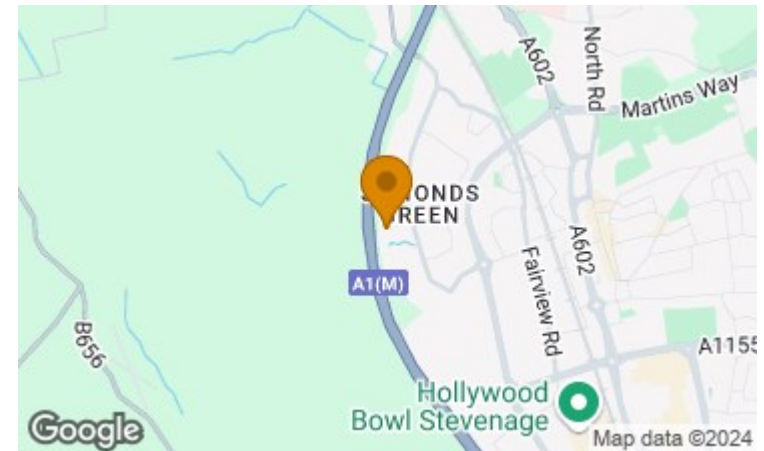






## Additional/Material Information

- 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			87
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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