

## 116 Yarmouth Road

Stevenage, SG1 2LW Guide Price £365,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



**EPC Rating Band D** 

A three bedroom end of terrace family home with garage and driveway. Located within the popular location of Symonds Green with access to Stevenage Old and New Towns as well as access to highly regarded local Schools including Woolenwick Infant and Junior School and John Henry Newman Secondary School.

Accommodation comprises entrance hall with range of fitted cupboards, downstairs cloakroom, L shaped kitchen / dining room and sitting room. Upstairs are three bedrooms and a family bathroom. The property has both an enclosed front and rear gardens with access to the detached single garage and driveway. (EPC Rating D - Council Stevenage Borough Council Band C)

Please note - The vendor has informed us that the detached garage has previously suffered from structural movement, due the ground level on one of the external walls there is also evidence of damp.

- Three bedroom end of terrace
  - · Garage and driveway
  - Large entrance hall
    - Cloakroom
- L-Shaped Kitchen / Dining room
  - Sitting room
  - Bathroom
  - Front and rear gardens
    - Popular Location













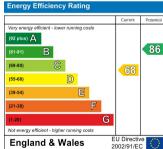


## Approximate Gross Internal Area Ground Floor = 49.2 sq m / 530 sq ft First Floor = 42.1 sq m / 453 sq ft Garage = 12.0 sq m / 129 sq ft Total = 103.3 sg m / 1,112 sg ftBedroom 3 2.92 x 2.65 9'7 x 8'8 Kitchen 2.85 x 2.28 9'4 x 7'6 Garage 4.90 x 2.40 16'1 x 7'10 Bedroom 2 3.37 x 3.30 **Dining Room** Bedroom 1 11'1 x 10'10 4.37 x 2.38 4.50 x 2.40 14'4 x 7'10 Living Room 4.49 x 3.29 14'9 x 10'10 (Not Shown In Actual Location / Orientation) **Ground Floor** First Floor This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. © CJ Property Marketing Produced for Chandlers

## Additional/Material Information

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





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