




Yarmouth Road, Stevenage

ch@ndlers
independent property specialists

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





Additional/Material Information

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

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 sq m / 1,112 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Chandlers Independent Estate Agents, 01438 356635 sales@chandlers-estates.co.uk