





Longcroft Road, Stevenage


ch@ndlers
independent property specialists

2 Longcroft Road

Old Town, Stevenage, SG1 3JU
Offers In Excess Of £375,000

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating Band D

A extended three bedroom family home situated on a corner plot and within 0.5 miles of Stevenage Old Town with its mixture of shopping and leisure facilities. The property offers scope for further improvements (Subject to planning permission).

Accommodation comprises of entrance hall, open plan sitting / dining / family room, fitted kitchen and a downstairs wet room and separate cloakroom. Upstairs are three bedrooms and a bathroom comprising of W/C and bath.

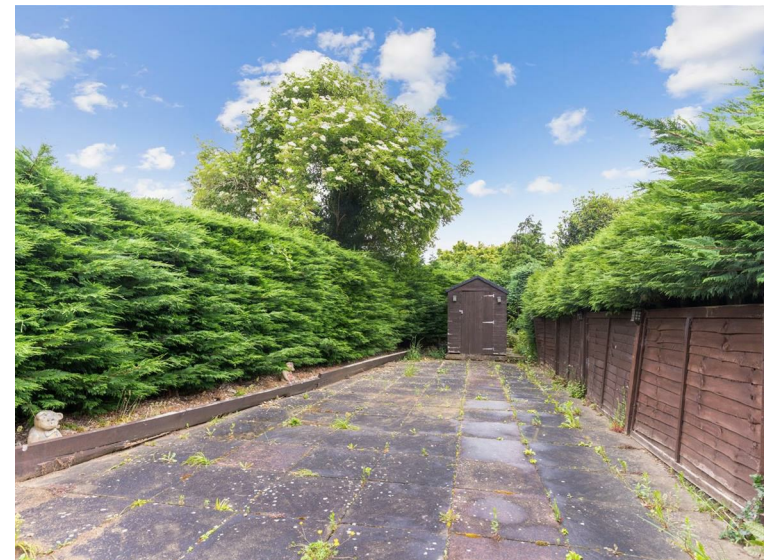
Situated on a corner plot with lawned frontage and gated access to private driveway, to the rear of the property is an enclosed low maintenance garden. (EPC Rating D)

Local Authority - Stevenage Borough Council.

Council Tax Band - C

- Three bedroom family home
 - Corner plot
 - Gated driveway
- Large open plan sitting / dining room
- Extended providing fitted kitchen
- Downstairs wet room and cloakroom
 - Bathroom
- Scope for further extensions (STPP)
- 0.5 Miles from Stevenage Old Town

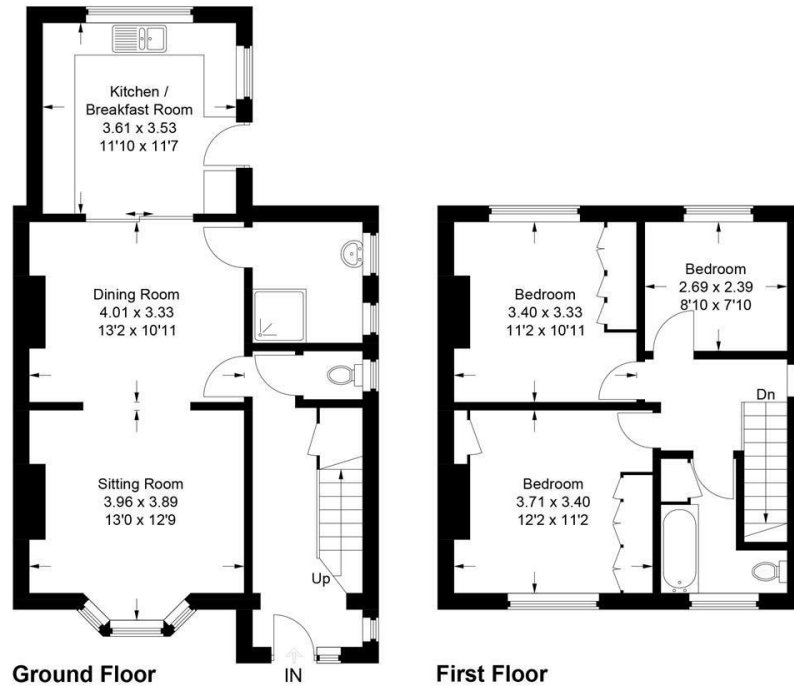




Additional/Material Information

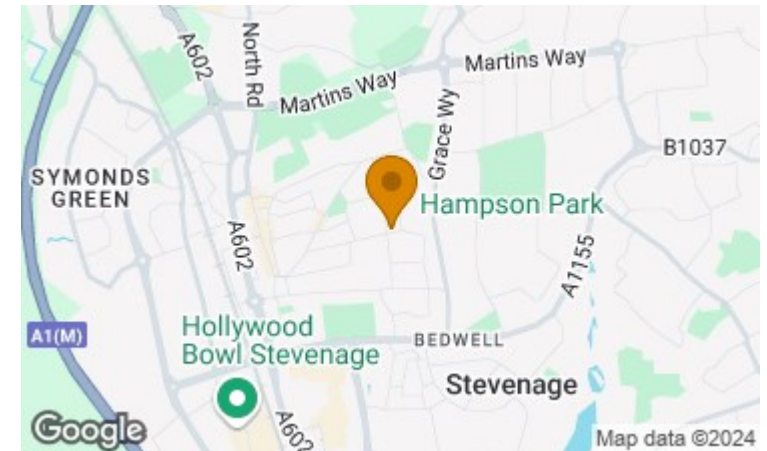
- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity

Approximate Gross Internal Area
 Ground Floor = 59.1 sq m / 636 sq ft
 First Floor = 42.8 sq m / 461 sq ft
 Total = 101.9 sq m / 1,097 sq ft



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(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.

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