



Warners Close, Stevenage

CHANDLERS

10 Warners Close

Stevenage, SG2 9ST

Offers In Excess Of £315,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

*** Guide Price £315,000 to £325,000 ***This beautifully presented two-bedroom mid-terraced property in Shephall, Stevenage, offers a welcoming enclosed front garden, a spacious kitchen/dining room complete with a breakfast bar, and a comfortable sitting room as well as a cloakroom. The ground floor features an inner hall with stairs leading to the first floor, where you'll find two generously sized double bedrooms and a family bathroom. Outside is a enclosed rear garden.

Shephall is a historic neighbourhood in Stevenage, Hertfordshire. Residents can enjoy the Shephall Community Centre, which offers a variety of activities and event spaces. For dining and socializing, The Shephall Tavern provides a friendly local pub atmosphere. Outdoor enthusiasts will appreciate Shephalbury Park, a 24-acre parkland featuring play areas, sports facilities, and walking paths. Additionally, Shephall Health Centre caters to the medical needs of the community. The area is well-connected, with easy access to Stevenage town centre and transport links, making it a desirable location for families and professionals alike.

(Material Information - EPC Rating C - Stevenage Borough Council - Council Tax band B - Non Standard Construction)



- Two bedroom terraced property
 - Enclosed front garden
 - Hall with cloakroom
 - Kitchen with breakfast bar
 - Sitting room
 - Two double bedrooms
 - Family Bathroom
 - Enclosed rear garden
 - Very well presented
 - Popular location
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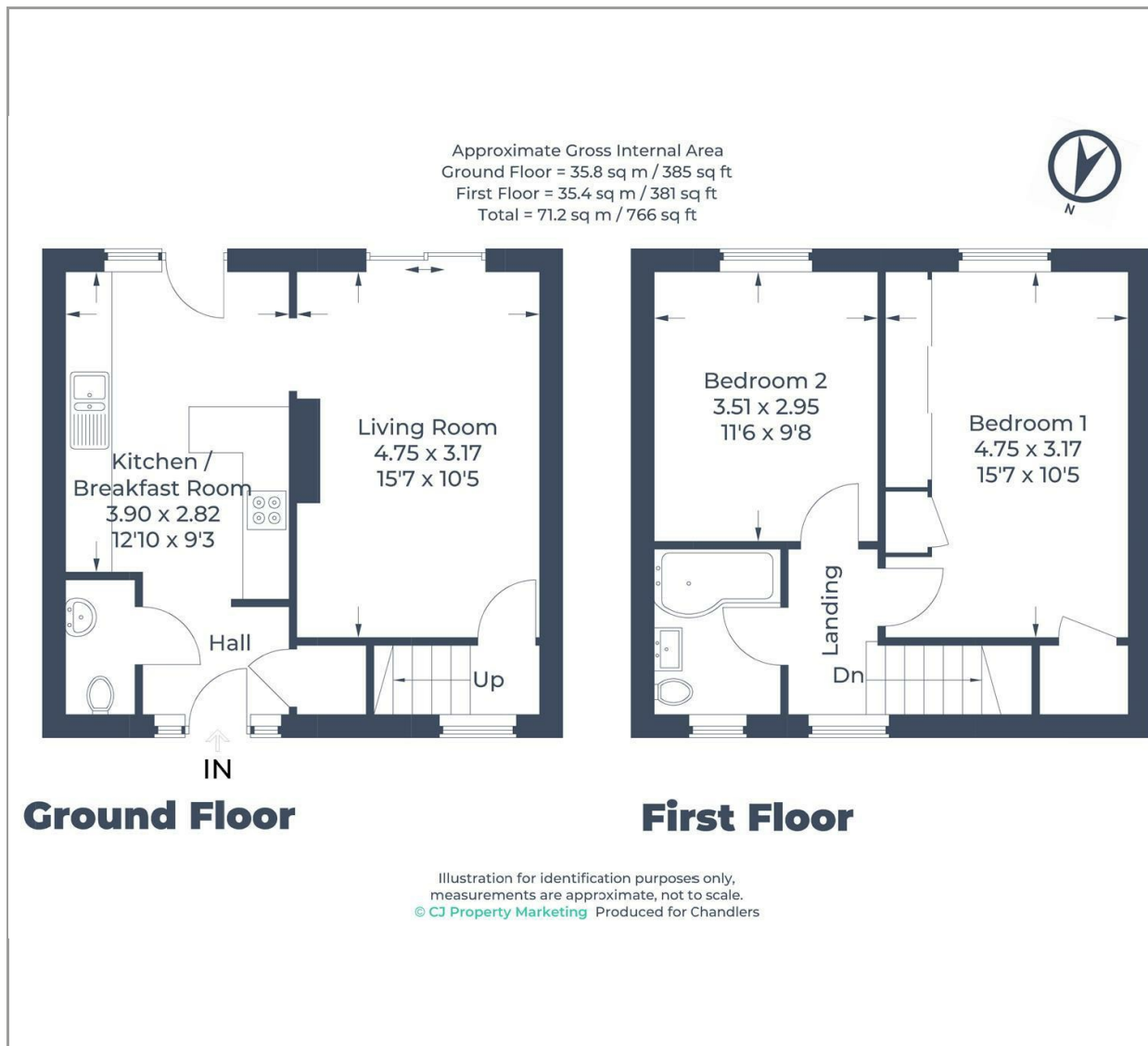






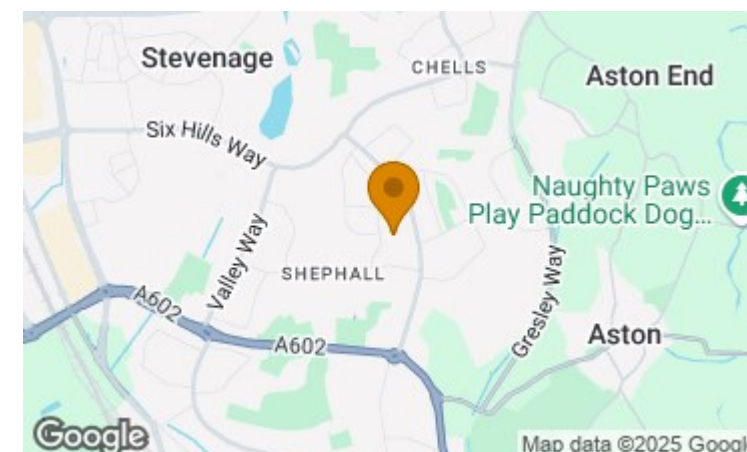






Additional/Material Information

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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	73
(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

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