



51 Augustus Gate

Stevenage, SG2 7QY
Guide Price £315,000



2 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A two bedroom terraced home nestled away at the end of a quiet road within the highly desirable area of Chells manor. The property has convenient access to a number of amenities, and is only a short walk to the local woodland, fields and district park.

The home is set back from the main stretch of the road and comprises of an entrance hallway, a kitchen with a recently installed combi boiler, spacious lounge with doors into the conservatory and stairs which rise to the first floor. Upstairs you will find two bedrooms and a family bathroom.

Outside you have a low maintenance rear garden with a patio seating area, a shed with power and gated access with a pathway leading around to the front. The garage also has power and lighting and parking for two cars to the front.

(EPC: C - Stevenage Borough Council - Council Tax Band C)



- Two bedroom terraced home
 - Tucked away in a highly desirable road within Chells Manor
 - Entrance hallway
 - Kitchen with recently installed combi boiler
 - lounge with stairs rising to the first floor
 - Conservatory
 - Two bedrooms
 - Family bathroom
 - Low maintenance rear garden with power to the shed
 - Garage with power and lighting and parking to the front for two cars
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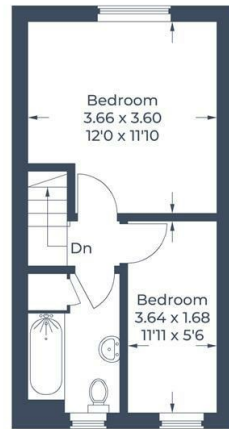




Approximate Gross Internal Area
 Ground Floor = 33.9 sq m / 365 sq ft
 First Floor = 26.8 sq m / 288 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 73.6 sq m / 792 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

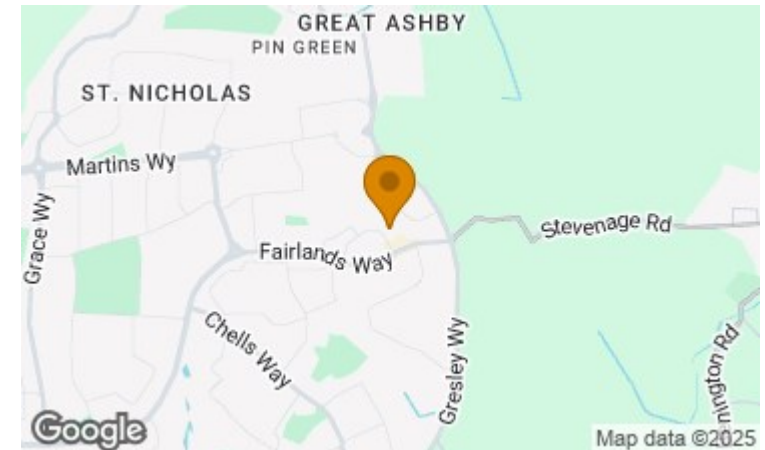
Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

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		
(81-91)	B		
(69-80)	C	74	80
(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	