



109 Vardon Road SG1 5PX  
£280,000



3



1



2

CHAIN FREE | Semi-Detached | Three Double Bedrooms | Utility Room | Approx. 3 Year Old Boiler

Offered to the market at an attractive price is a three bedroom semi-detached house in the well located Pin Green area of Stevenage, Vardon Road.

Offered chain free it is currently achieving a rental figure of £1250pcm but has the prospect of achieving up to £1500pcm. A combination boiler was installed just three years ago and benefits from yearly gas safety checks.

The property comprises an entrance porch leading to a fitted kitchen, separate dining room, living room, separate rear porch, utility/store room and WC. To the first floor the master bedroom benefits from fitted sliding wardrobes, two further double bedrooms and family bathroom, in need of modernisation.

To the rear is a low maintenance garden with rear gate access leading to ample communal parking. To the front a front garden looks on to woodland.

The property is located within walking distance of local shops, doctors surgeries, hair salons and both primary and secondary schooling. Bus routes and cycle paths are also nearby which take you into Stevenage Town Centre and to the mainline Train Station. The popular recreational grounds of Hampson Park are nearby with a community centre as well as 120 acres of Parkland at Fairlands Valley Park.

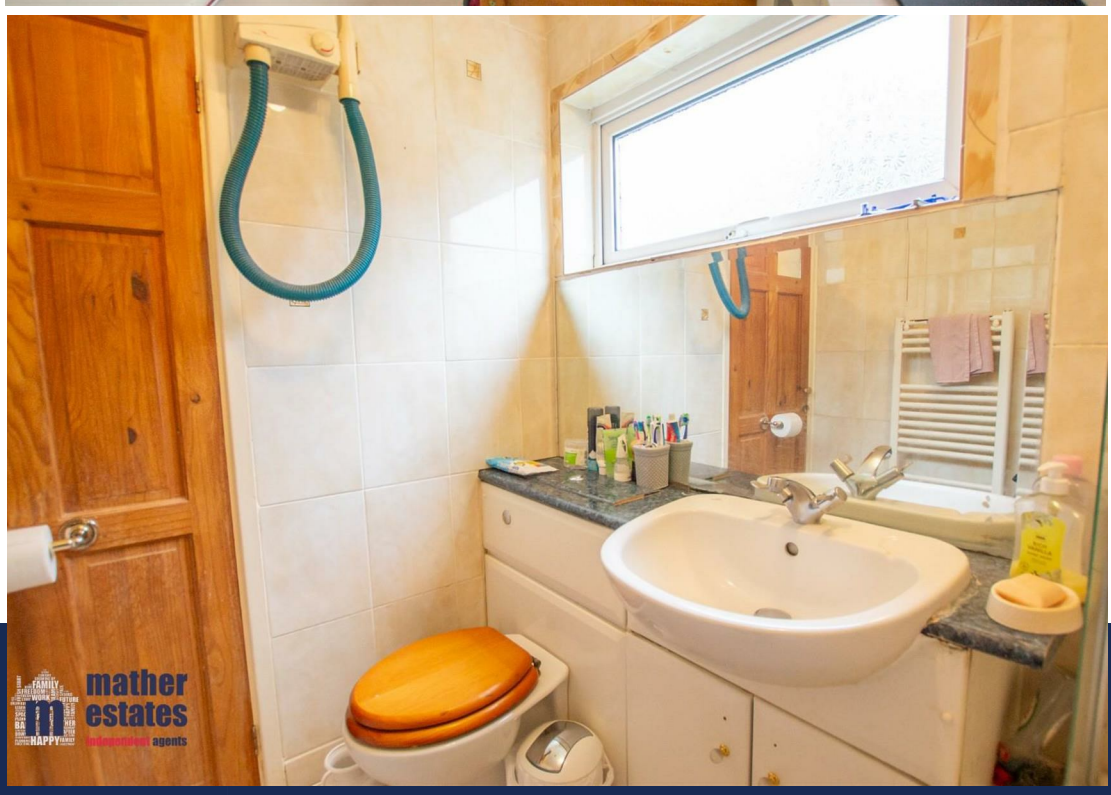
The Council Tax Band is a C with Stevenage Borough Council.

There are currently tenants residing in the property who ideally would like to remain as they have been in situ for 8 years however should the property wish to be purchased without tenants in situ then notice will be served.











Porch  
3'0" x 5'7"  
Entrance via front door, leads to entrance hall, double glazed windows.

Entrance Hall  
19'11" x 5'7"  
Stairs to first floor, doors to kitchen, living room, rear porch and WC.

Kitchen  
9'10" x 11'1"  
Double glazed window to front aspect, tiled flooring and tiled splashbacks, range of wall and base units with counter top, sink with drainer, integrated electric oven, integrated gas hob with extractor over, freestanding dishwasher, radiator, under stair storage cupboard, door to dining room.

Dining Room  
9'10" x 7'10"  
Double glazed window to front aspect, radiator, wooden laminate flooring, door to kitchen, opening to living room.

Living Room  
9'9" x 16'8"  
Double glazed window to front aspect, wooden laminate flooring, chimney breast, radiator, entrance to dining room and entrance hall.

Utility/ Store Room  
9'5" x 5'7"  
Double glazed window to side aspect, worktop with stainless steel sink and drainer, freestanding fridge/freezer, freestanding washing machine, wooden laminate flooring.

WC  
5'9" x 2'0"  
Tiled walls, WC, wash hand basin with vanity under.

Rear Porch  
3'9" x 5'7"  
Double door storage unit, wooden door to garden, entrance to utility/store room, door to entrance hall.

Landing  
2'7" x 6'7"  
Airing cupboard housing combination boiler, doors to bedrooms and bathroom, loft hatch access, carpet.

Bedroom 1  
10'0" x 14'0"  
Double glazed window to rear aspect, radiator, carpet, fitted sliding door wardrobes.

Bedroom 2  
14'2" x 8'2"  
Double glazed window to rear aspect, carpet, radiator.

Bedroom 3  
6'8" x 11'9"  
Double glazed window to front aspect, carpet, radiator.

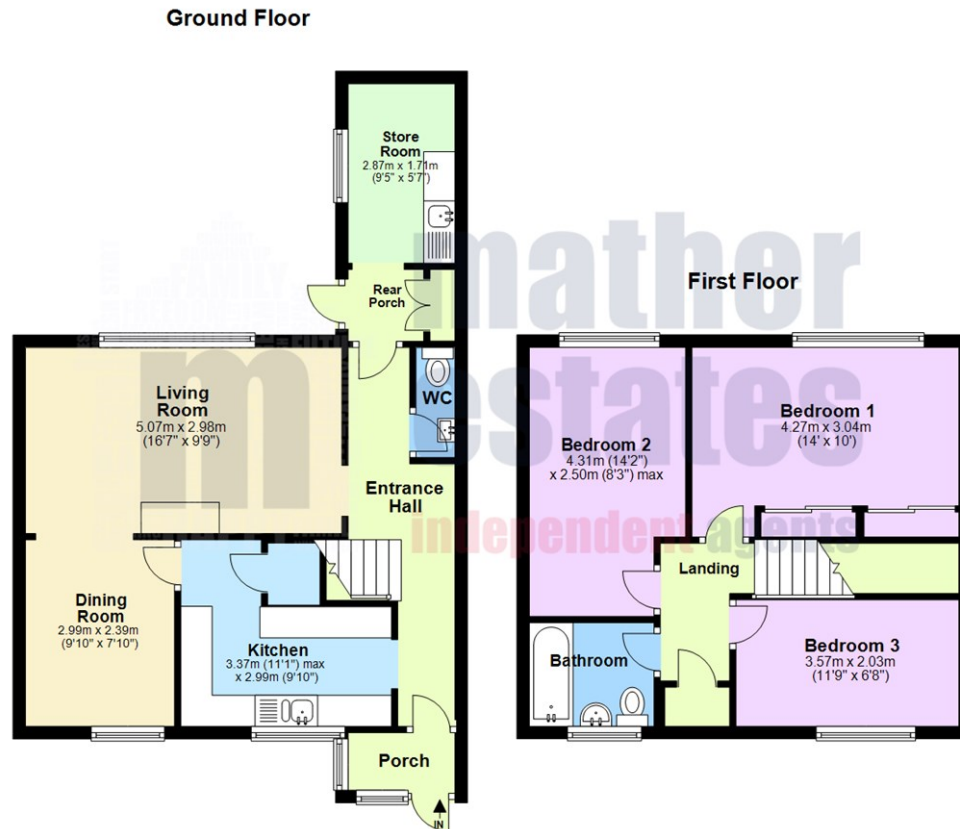
Bathroom  
5'5" x 6'7"  
Double glazed window to front aspect, panel bath with shower over, tiled walls (in need of refurbishment), wash hand basin with vanity unit, WC.

Front Garden  
Laid to lawn with shrubbery, overlooking woodland.

Rear Garden  
Lawn area, paved area with paved pathway, storage area with wooden shed, rear gate access to communal parking.

#### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



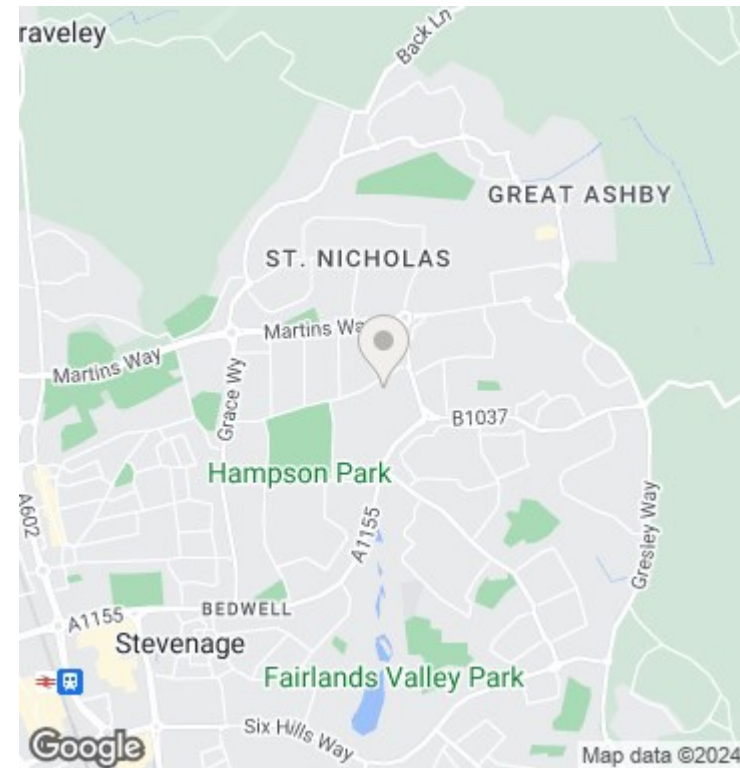
Total area: approx. 92.4 sq. metres (994.6 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**01438 748007 stevenage@matherestates.com**  
**129 High Street, Old Town, Stevenage, Herts, SG1 3HS**