



mather
estates
estate agents

Drakes Drive, Stevenage, SG2 0EZ

£280,000



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Drakes Drive, Stevenage

CHAIN FREE | Two Double Bedrooms | Living/Dining Room | Valid EICR (electrical installation condition report) | Newly Insulated Loft

Offered to the market CHAIN FREE is a spacious two double bedroom terraced house in the sought after Chells area of Stevenage.

The property is ideally situated for local schooling, both primary and secondary, local amenities and bus routes into Stevenage Town Centre and Train Station.

The property comprises an entrance hall, living/dining room, separate kitchen with appliances, master bedroom with storage, second double bedroom with storage and family bathroom.

Externally a rear garden benefits from a wooden storage shed and side gate access. To the front is communal parking bays and on road parking.

We are in receipt of a recent damp survey at the property which is available upon request.

The council tax band is a C with Stevenage Borough Council.







Entrance Hall

11'4" x 6'1"

Entrance via UPVC door, wooden effect laminate flooring, under stair storage cupboard, door to kitchen, door to living/dining room, stairs to first floor.

Living/Dining Room

21'9" x 11'1"

Double glazed window to front aspect, double glazed window to rear aspect, wooden effect laminate flooring, radiator, chimney breast, door to kitchen, door to entrance hall.

Kitchen

10'1" x 7'10"

Double glazed window to rear aspect, wooden back door, range of wall and base units with counter top, stainless steel sink with drainer, tiled walls, tiled flooring, freestanding gas hob/oven with extractor over, freestanding washing machine, freestanding fridge/freezer, door to entrance hall.

Landing

10'7" x 6'8"

Carpet, loft hatch access, doors to bedrooms and bathroom.

Bedroom 1

6'7" x 14'2"

Double glazed window to front aspect, carpet, radiator, storage cupboard, storage cupboard over stairs.

Bedroom 2

12'3" x 10'4"

Double glazed window to rear aspect, carpet, radiator, airing cupboard, storage cupboard.

Bathroom

5'5" x 6'8"

Double glazed window to rear aspect, panel bath with mixer taps and shower hose, wash hand basin, WC, tiled walls, vinyl flooring, newly fitted extractor fan.

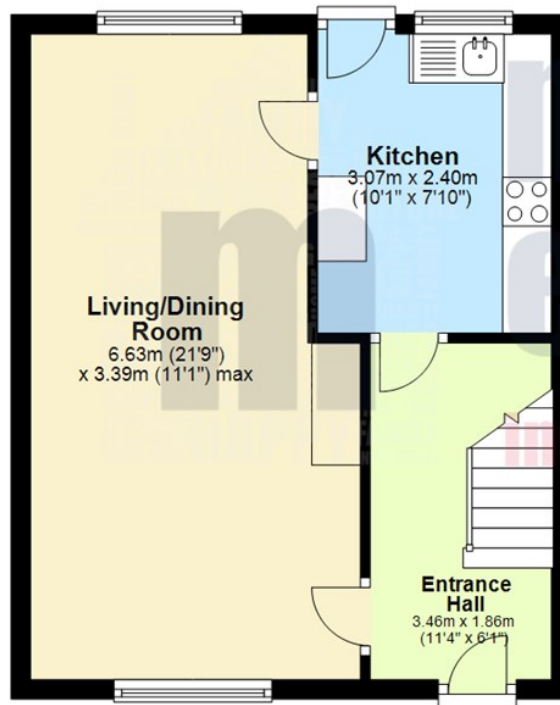
Garden

Patio area, patio pathway, grassed area, mature trees, shrubbery, wooden built storage shed, side gate access.

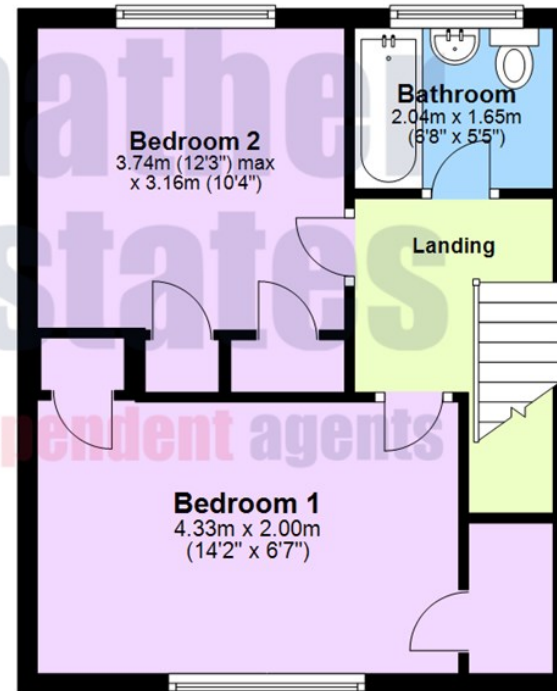
Disclaimer

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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.

Ground Floor



First Floor

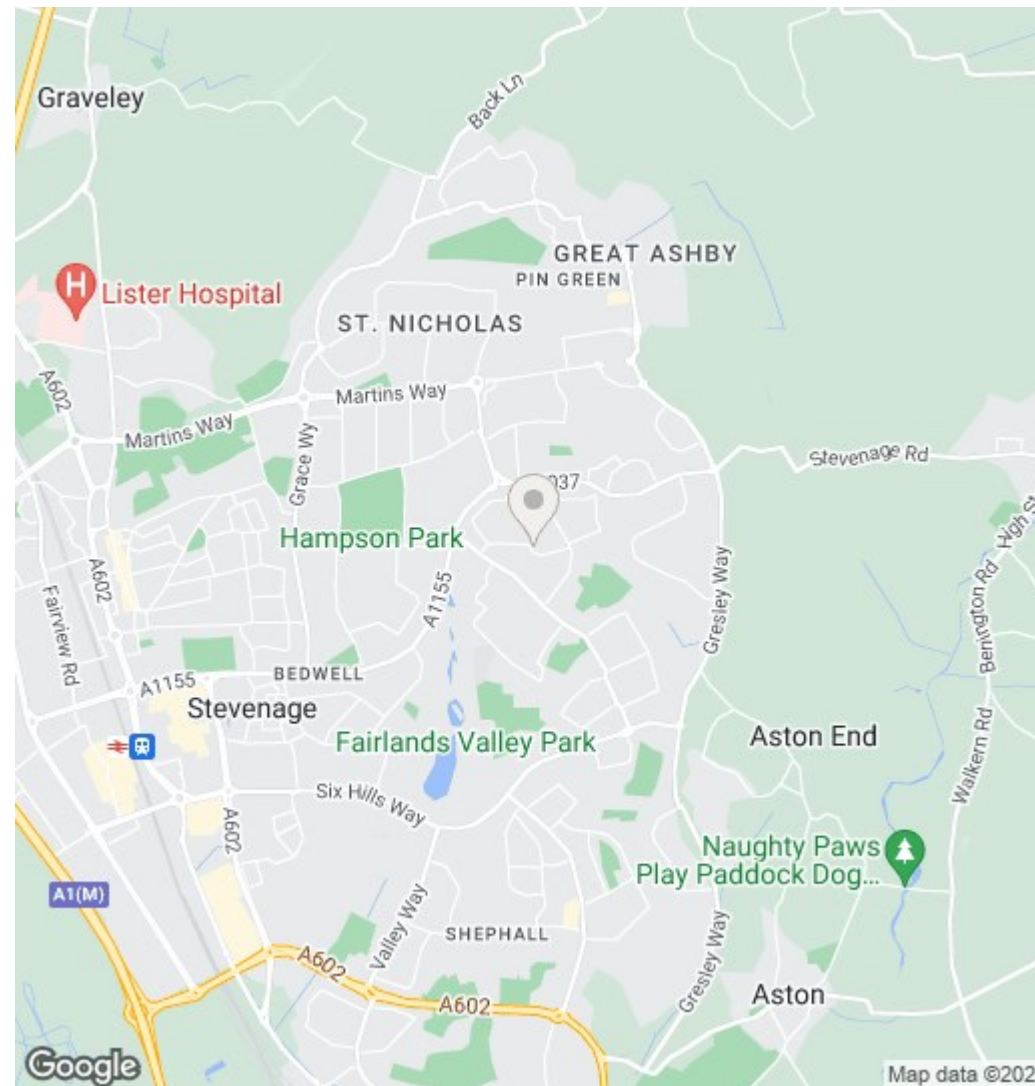


Total area: approx. 69.6 sq. metres (749.1 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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