



Broom Walk, Stevenage, SG1 1UR

£280,000



3



1



2



**Broom Walk, Stevenage**

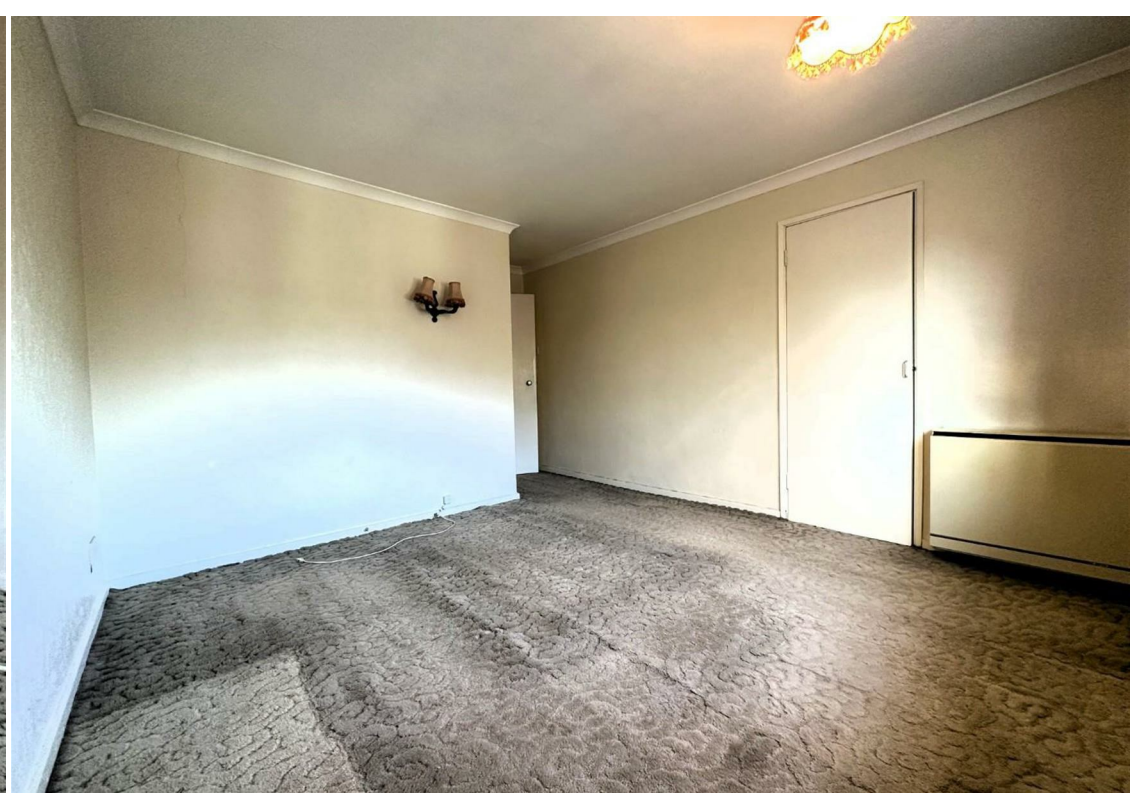
CHAIN FREE for this charming three bedroom mid-terrace property on Broom Walk, nestled in the outskirts of the town centre in Stevenage. It's an ideal home for a small family or anyone needing a bit of extra room.

While this property would benefit from modernisation, it presents a fantastic opportunity for someone with a vision to craft a lovely home allowing you the freedom to transform it into a stylish and comfortable space suited to your taste.

Located in the heart of Stevenage, you'll enjoy a peaceful, welcoming neighbourhood with easy access to Stevenage Town Centre, railway station with direct links into London, local amenities, schools, and transport links, blending convenience with a strong sense of community.











#### **Entrance Hall**

Stairs to first floor, doors and openings to:

#### **Landing**

Doors to:

#### **Living Room**

Bay window to front, sliding doors to:

#### **Dining room**

Sliding doors to rear, back garden access, opening to:

#### **Kitchen**

Fitted with a range of base and wall mounted units, appliance space for cooker, dishwasher and washing machine. Door to rear with access to sunroom and garden.

#### **First Floor landing**

Loft access, doors to:

#### **Bedroom 1**

Window to front, cupboard

#### **Bedroom 2**

Window to rear, cupboard.

#### **Bedroom 3**

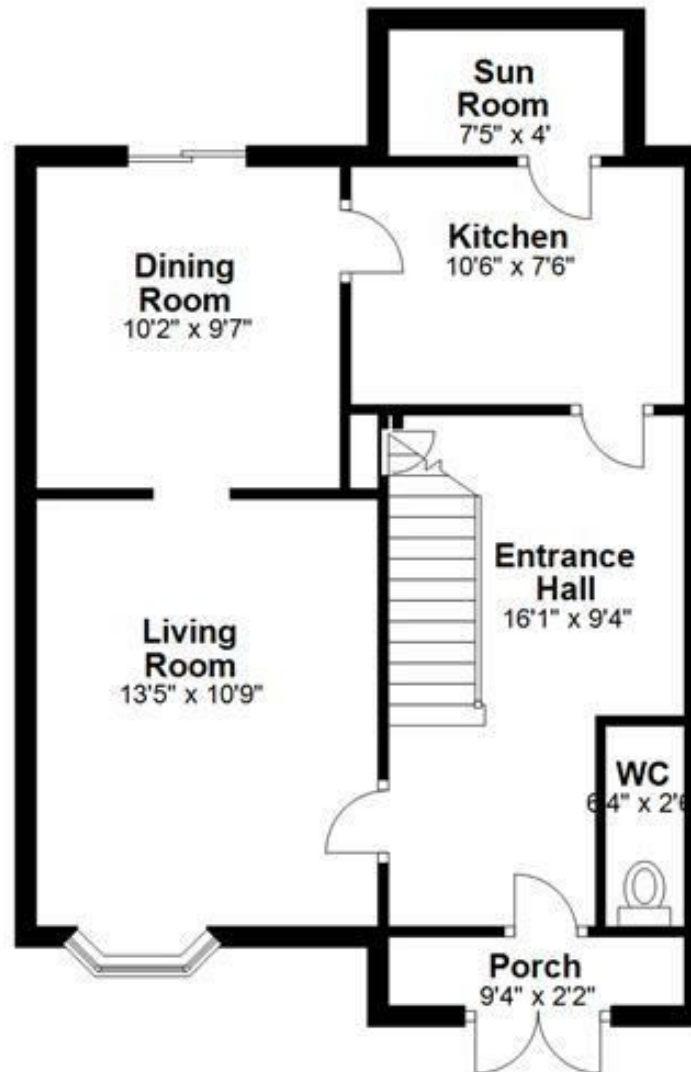
Window to front, cupboard

#### **Bathroom**




Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap, windows to rear.

## Ground Floor



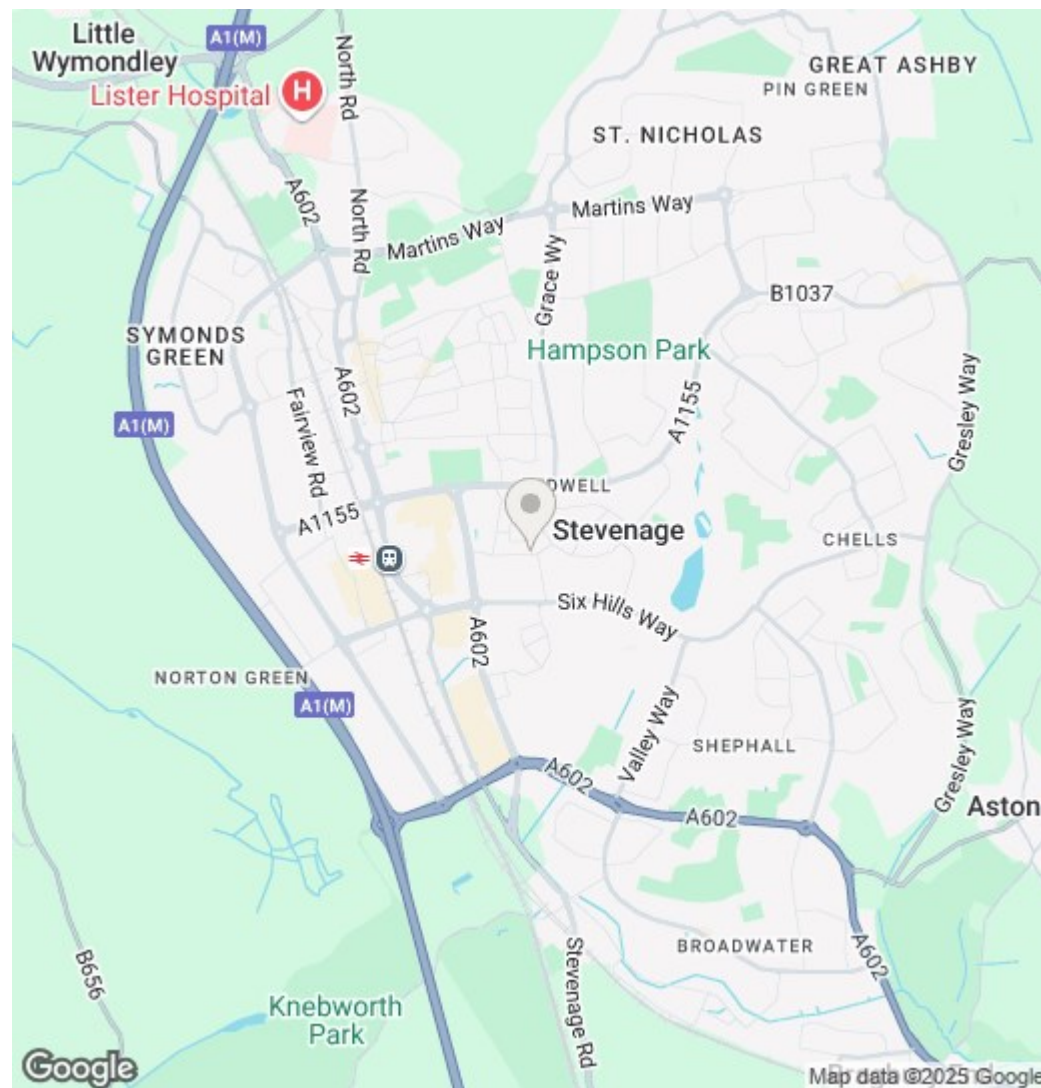
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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



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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.

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