



Chapman Road, Stevenage, SG1 4RJ

£315,000



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Chapman Road, Stevenage

Two Double Bedrooms | Garage with Parking | Solar Panels | South Facing Garden | Ideal Location | Cul-de-Sac | Freehold

A spacious and light two double bedroom terraced home in the Cul-de-Sac Chapman Road, Stevenage.

Conveniently located within walking distance of the Historic Stevenage Old Town, Lister Hospital and Mainline Train Station the property makes an ideal investment or first time purchase.

The property comprises an entrance porch leading to living/dining room, kitchen with back door, two double bedrooms and modern bathroom. Externally is a beautifully maintained South Facing Garden with rear gate access leading to an end garage en-bloc with parking space. Further parking is available on road.

The property further benefits from fully owned solar panels which provide a return of £400pa approx., double glazed windows, gas central heating and boarded loft.

The property is a Band C with Stevenage Borough Council.

The property is ideally situated close to the A1M and Sainsburys Supermarket with pathways and short walks to the surrounding countryside and villages of Graveley and Little Wymondley.

Stevenage is a town and borough in Hertfordshire boasting extensive travel links across the UK with benefits of both the Historic Old Town and New Town. The Old Town benefits from a good selection of restaurants and cafes, local businesses, Beauty Salons and Schools. The New Town, currently under regeneration, offers a wider range of shopping facilities, Bus Station, Library, Theatre and Arts Centre, Mainline Train Station and adjoining Leisure Complex with various restaurants and entertainment amenities. There is a comprehensive range of schooling throughout Stevenage along with Recreational Grounds, Fairlands Valley Activity Centre, and Stevenage Borough Football Club.





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Porch

3'9" x 3'4"

Double glazed UPVC door, tiled flooring.

Living/Dining Room

18'8" x 12'4"

Double glazed window to front aspect, carpet, TV point, stairs to first floor, under-stair storage cupboard, radiator.

Kitchen

8'2" x 12'4"

Double glazed window to rear aspect, double glazed back door, tiled flooring, radiator, range of wall and base units with worktop, tiled splashback, sink with drainer, integrated oven and hob with extractor over, space for dishwasher, space for washing machine, space for fridge, space for freezer.

Landing

7'9" x 3'9"

Carpet, loft hatch, doors to bedrooms, door to bathroom.

Bedroom 1

10'6" x 12'4"

Double glazed window to front aspect, carpet, radiator.

Bedroom 2

11'3" x 12'4"

Double glazed window to rear aspect, carpet, radiator, airing cupboard housing water tank.

Bathroom

4'7" x 8'3"

Tiled flooring, tiled walls, bath with mixer taps and hand held shower, waterfall shower, wash hand basin with vanity unit, LED storage cupboard, dual flush WC, heated mirror, extractor fan, towel radiator.

Garage En Bloc

Up and over door, end of bloc, light and power.

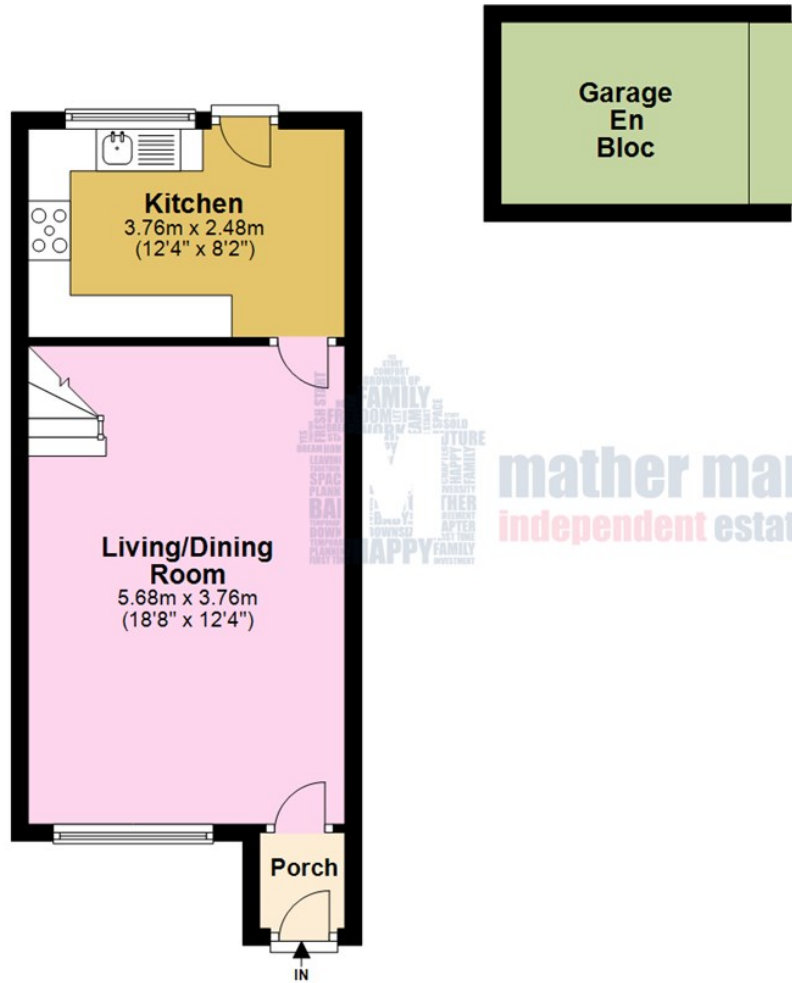
Garden

South facing, laid to lawn with patio area, shrubbery area with mature plants, pond, back gate access.

Disclaimer

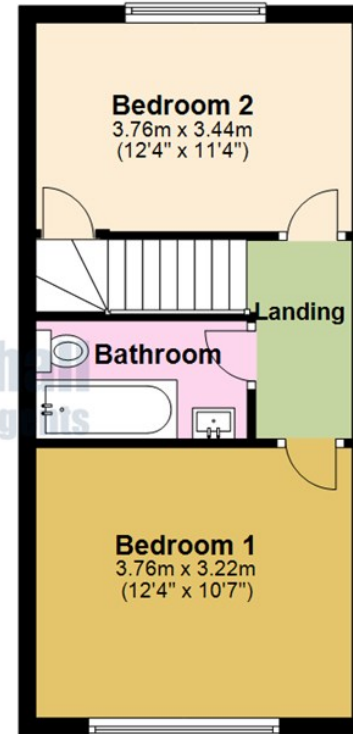
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Ground Floor



Garage
En
Bloc

First Floor

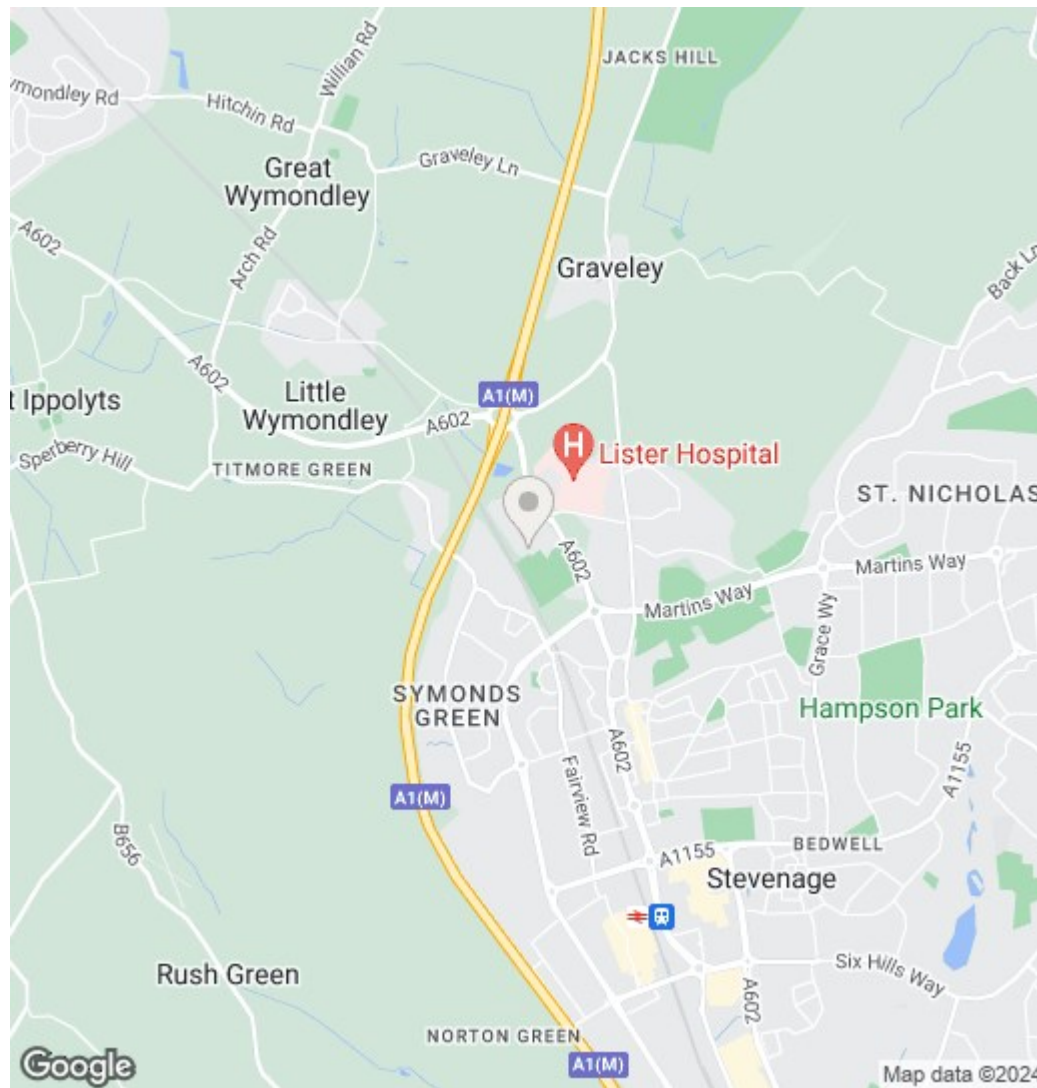


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(55-68) D		
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