



Southwark Close  
Stevenage | SG1 4PQ

AGENT HYBRID

# £315,000

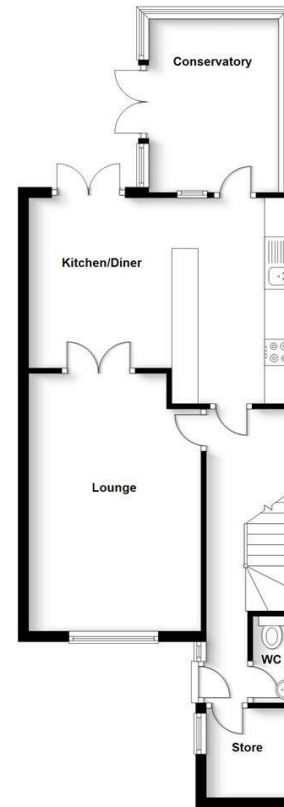


Agent Hybrid welcomes to the market, a well presented, Three Bedroom Mid Terraced Home overlooking a private green, located in the St Nicolas area of Stevenage. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a useful storage/utility area, a Downstairs WC and a good sized Lounge. Double doors open to a Modern Kitchen/Dining and Breakfast Room. French doors to the left lead out to the rear garden and French doors to the right lead out to a Conservatory. Stairs rise to the first floor landing where you will find Three Double Bedrooms and the Family Bathroom. Externally, the property benefits from a Low Maintenance Rear Garden, with patio and artificial lawn. Ample first come, first served parking is available within the cul-de-sac.

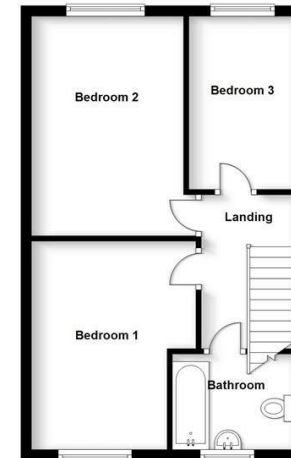
### DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Store 5'8 x 5'7
- Lounge 14'5 x 10'4
- Kitchen/Diner 16'3 x 13'0 (max to max)
- Conservatory 11'3 x 8'3
- Bedroom 1: 11'7 x 10'7 (max to max)
- Bedroom 2: 13'3 x 10'7
- Bedroom 3: 10'4 x 6'1
- Family Bathroom

**Ground Floor**  
Approx. 55.0 sq. metres (592.5 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 96.5 sq. metres (1038.5 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>71</b>	

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