



Ripon Road
Stevenage | SG1 4NH

AGENT HYBRID

**Guide Price £315,000 -
£325,000**

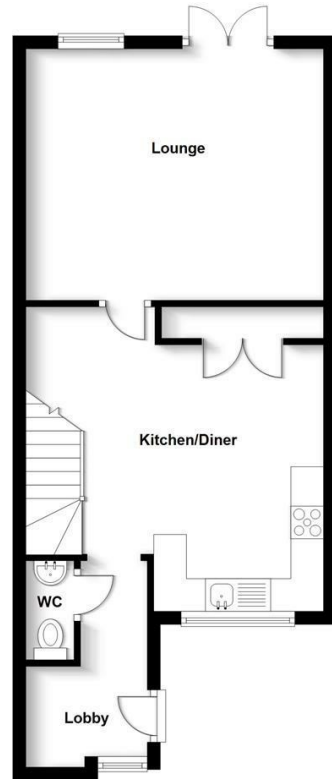


GUIDE PRICE £315,000 - £325,000 * Agent Hybrid is pleased to bring to the market this very well-presented three-bedroom mid-terraced home, located in the sought-after St. Nicolas area of Stevenage, just a stone's throw from St. Nicolas Park. The accommodation briefly comprises an extended front entrance porch, which also serves as a utility area, with a door leading to a convenient downstairs WC. The entrance hallway flows seamlessly into a spacious kitchen/diner, beautifully fitted with grey units, roll-edge countertops, and white metro tiled splashbacks. The kitchen offers additional storage space, including a dedicated area for a tall standing fridge freezer. A door opens into a generously sized lounge, which features French doors that lead out to a private, attractive, and low-maintenance rear garden, laid with artificial lawn and featuring a raised wooden decking seating area at the far end. Stairs rise to the first-floor landing, where you'll find landing storage, three good-sized bedrooms, and a family bathroom, fully tiled in striking black and white tiling. Viewing is highly recommended to fully appreciate this lovely home.

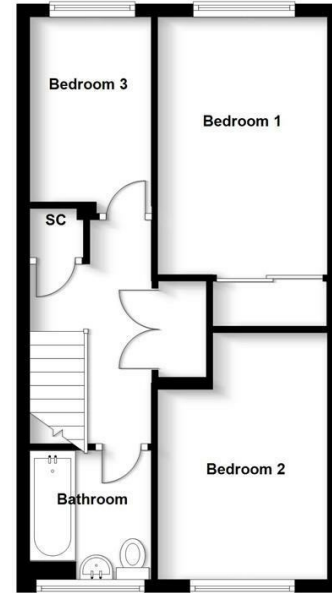
DIMENSIONS

- Entrance Lobby 6'1 x 5'1
- Downstairs WC
- Kitchen/Diner 15'4 x 15'0 (max to max)
- Lounge 15'0 x 12'8
- Bedroom 1: 15'6 x 8'7 (inc robes)
- Bedroom 2: 13'6 x 8'7
- Bedroom 3: 9'7 x 6'7
- Family Bathroom 6'5 x 5'1

Ground Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		

Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID