



Minehead Way  
Stevenage | SG1 2JJ

AGENT HYBRID

£340,000



Agent Hybrid is pleased to bring to the market this CHAIN FREE, well-presented two-bedroom end-of-terrace home, situated in the popular area of Symonds Green.

The accommodation includes an entrance hallway with doors leading to a front-facing lounge and a spacious, modern kitchen/diner. The kitchen also features a generous storage/larder cupboard, with an additional door opening into a rear lobby/utility area. Upstairs, the first-floor landing provides access to two generously sized bedrooms and a contemporary bathroom. Externally, the property offers a private rear garden, a garage, and a driveway to the rear. Early viewing is highly recommended!

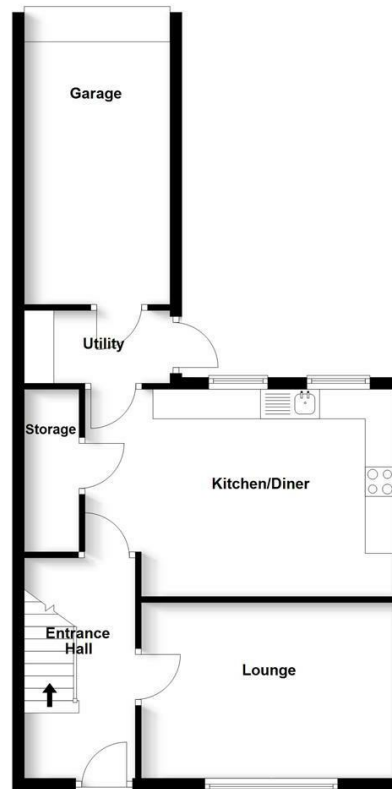
### DIMENSIONS

- Entrance Hallway 12'3 x 6'2
- Lounge 14'1 x 9'8
- Kitchen/Diner 17'3 x 10'5
- Rear Lobby/Utility 8'1 x 4'1
- Bedroom 1: 15'0 x 9'8
- Bedroom 2: 11'9 x 10'5
- Bathroom 8'2 x 5'4
- Garage 15'7 x 8'1

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
<b>59</b>	

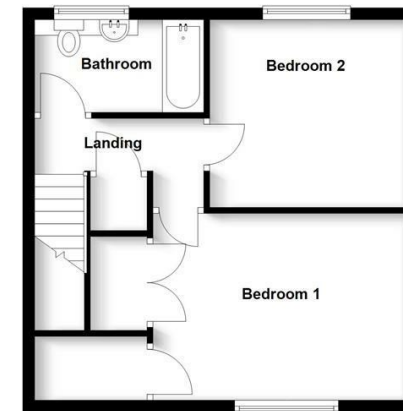
### Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.5 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.

### Agent Hybrid

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