



Minehead Way
Stevenage | SG1 2JH

AGENT HYBRID

Guide Price £325,000 -
£350,000



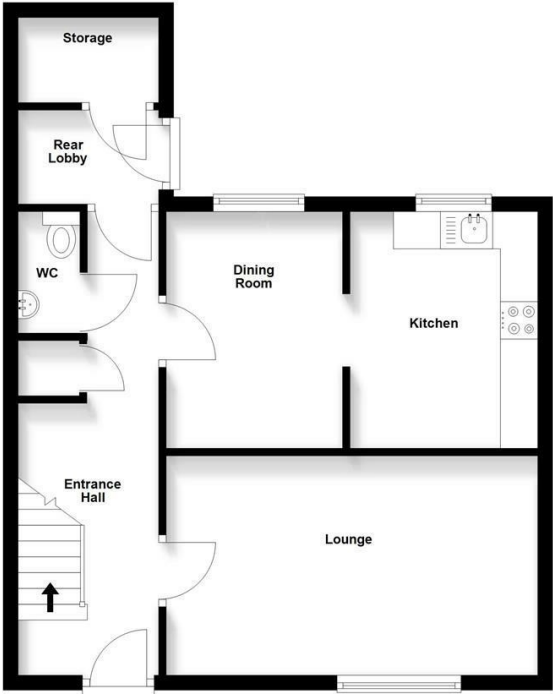
GUIDE PRICE £325,000 - £340,000 * We welcome to the market a good-sized, Three Bedroom Link-Semi Detached Family Home, located in the popular Symonds Green area of Stevenage, ideally situated for easy access to the A1 and the Historic Old Town High Street. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a storage cupboard, Downstairs WC, Lounge and a Separate Dining Room. Off the dining you will find the Kitchen. Located to the rear is the rear lobby and in turn a useful out store, which could be converted to a useful Utility space. Stairs rise to the first floor landing, where you will find the Family Bathroom and Three Well Apportioned Bedrooms, each with their own storage/wardrobe space. Externally, you will find a well maintained Rear Garden, mainly laid to lawn with convenient rear gated access.

DIMENSIONS

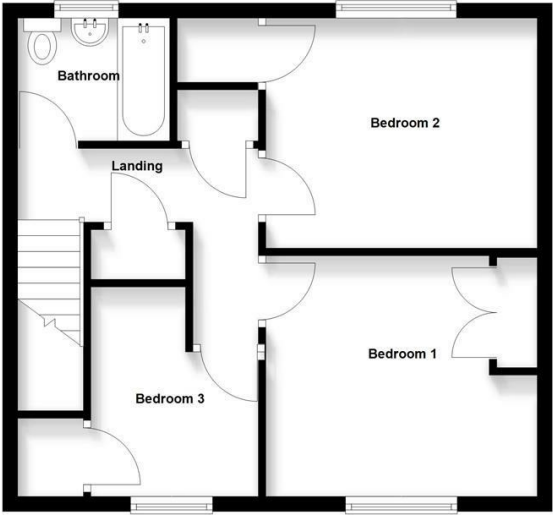
- Entrance Hallway 21'6 x 5'8
- Downstairs WC 5'3 x 2'6
- Lounge 16'4 x 9'8
- Dining Room 10'5 x 7'9
- Kitchen 10'5 x 8'1
- Rear Lobby 6'0 x 4'3
- Out Store 6'0 x 3'9
- Bedroom 1: 11'5 x 10'5
- Bedroom 2: 11'5 x 9'8
- Bedroom 3: 9'3 x 7'8
- Family Bathroom 6'7 x 5'5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
	62	80

Ground Floor
Approx. 48.2 sq. metres (518.4 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 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. Room sizes should not be relied upon for furnishing purposed 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.

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