



Colestrete
Stevenage | SG1 1RB

AGENT HYBRID

£250,000



We are delighted to welcome to the market this CHAIN FREE, Two Bedroom First Floor Maisonette, ideally positioned within walking distance of Stevenage Town Centre and the Mainline Train Station, offering fast and convenient links to London King's Cross and St Pancras International. The property also benefits from being close to the beautiful Fairlands Valley Park and its scenic boating lakes.

Accessed via its own private gate, an elegant iron staircase leads up to the property's private entrance. Inside, the accommodation comprises a spacious Lounge with a door opening into a modern Kitchen/Diner, fitted with sleek white gloss units and ample room for a dining table and chairs. From the inner hallway, doors lead to two generously sized Bedrooms and a contemporary Bathroom, both designed with comfort and practicality in mind.

The property features underfloor heating throughout, ensuring a warm and energy-efficient living environment.

Externally, the home boasts a large private Rear Garden, perfect for relaxing or entertaining, along with an allocated parking space for added convenience.

This beautifully presented maisonette is the perfect choice for first-time buyers, downsizers, or investors, seeking a modern home close to excellent transport links and local amenities. Viewing comes highly recommended.

DIMENSIONS

- Lounge 13'2 X 10'10
- Kitchen 12'0 10'11
- Bedroom 1: 13'4 x 10'7
- Bedroom 2: 10'11 x 6'2
- Bathroom 8'6 x 6'0

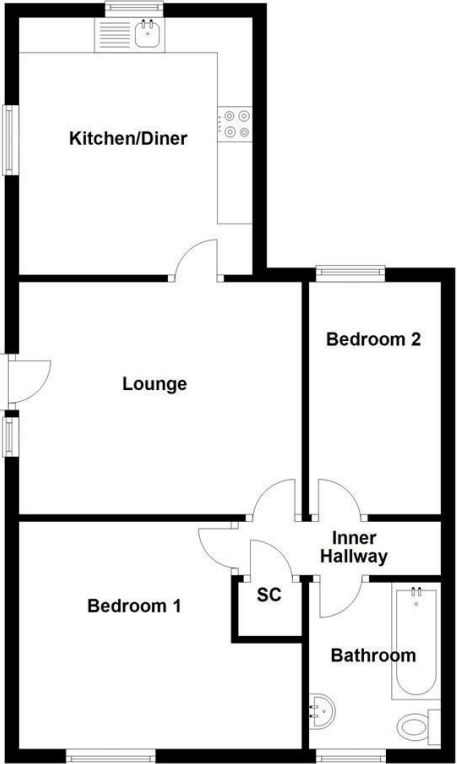
N.B.

New lease being created for 990 years. The new owner will have 50% share of the freehold.
No service charge/ground rent to pay.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		

First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 52.3 sq. metres (562.8 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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