



Colestrete
Stevenage | SG1 1RB

AGENT HYBRID

£265,000



We are delighted to welcome to the market this CHAIN FREE, modern Two Bedroom Ground Floor Maisonette, ideally located 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 enjoys close proximity to the picturesque Fairlands Valley Park and boating lakes, perfect for leisure and outdoor activities.

The well-presented accommodation comprises a welcoming Entrance Hallway leading into a spacious open-plan Lounge, Dining and Kitchen area, with a door opening directly onto the private Rear Garden. The kitchen is fitted with contemporary white gloss units, offering a sleek and modern finish. Further doors from the hallway provide access to two generously sized Bedrooms and a modern Bathroom, designed with clean lines and a neutral aesthetic.

Throughout the property, underfloor heating provides comfort and efficiency, enhancing the overall modern living experience.

Externally, the home benefits from a good-sized, private Rear Garden—ideal for relaxing or entertaining—and the additional advantage of a Garage, offering secure parking or storage.

This superb property represents an ideal opportunity for first-time buyers or investors seeking a well-located and easy-to-maintain home close to key amenities and transport links. Viewing is highly recommended.

DIMENSIONS

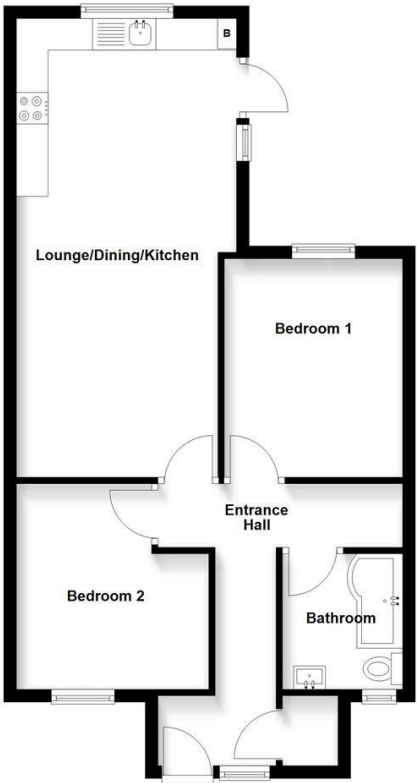
Entrance Hallway
Open Plan Kitchen/Lounge 23'10 x 10'10
Bedroom 1: 10'10 x 9'3
Bedroom 2: 10'8 x 10'0
Bathroom 7'10 x 5'10

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	78	78
(55-68) D		

Ground Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



Total area: approx. 58.2 sq. metres (627.0 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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