



Wellington Road  
Stevenage | SG2 9HS

AGENT HYBRID

**Guide Price £340,000 - £365,000**



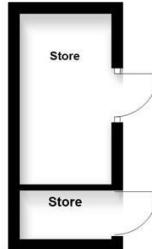
GUIDE PRICE £340,000 – £360,000 \* We welcome to the market, a CHAIN FREE, well presented, Three Bedroom Mid Terraced Home, located in a desirable area, known as the Poets Estate in Stevenage. Accommodation briefly comprises of. An Entrance Porch, with a door leading into the Entrance Hallway. Further doors lead to a good-sized Lounge, that in turn openly flows into a Separate Dining Room. Furthermore, you will find a Modern Kitchen, fitted in sage green shaker style units. Stairs rise to the first floor landing, where you will find Three well apportioned Bedrooms and a fully tiled, Family Bathroom. Externally, the property benefits from a Private, East Facing Rear Garden, with decked seating area, lawn, convenient shared side access and two brick storage sheds. To the front there is ample, off road, first come first served residents and visitor parking. To the rear you will find a Single Garage En-Bloc. Viewing comes highly recommended.

#### DIMENSIONS

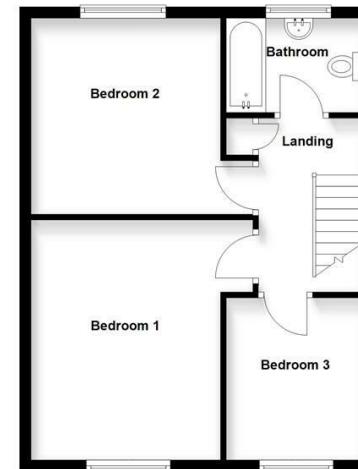
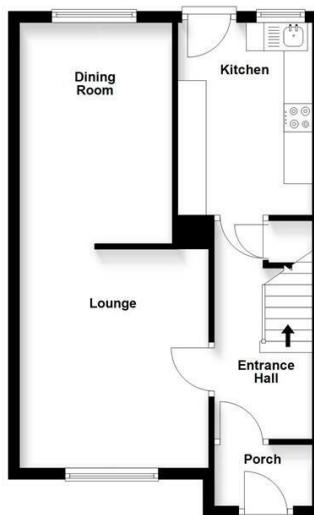
Porch 5'8 x 3'7  
 Entrance Hallway 12'9 x 5'8  
 Lounge 12'4 x 11'0  
 Dining Area 12'10 x 9'0  
 Bedroom 1: 13'10 x 11'0  
 Bedroom 2: 13'4 x 11'0  
 Bedroom 3: 9'5 x 7'9  
 Bathroom 7'11 x 5'6  
 Store 1: 9'11 x 5'4  
 Store 2: 5'4 x 2'10

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	52
(39-54)	E	

**Ground Floor**  
Approx. 48.4 sq. metres (521.3 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (493.9 sq. feet)



Total area: approx. 94.3 sq. metres (1015.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room 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**

57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
 Tel: 01438 870673 - [enquiries@agenthybrid.co.uk](mailto:enquiries@agenthybrid.co.uk)  
[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)

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