

## Pound Avenue, Stevenage, Hertfordshire SG1 3JB



**Asking Price £475,000 Freehold**

**\*\* VIEWINGS SATURDAY 9TH OCT \*\***

**\*\* IN NEED OF SOME INTERNAL IMPROVEMENT \*\* INTERNAL VIEWING RECOMENDED \*\***

Belvoir Herts are delighted to bring to the market this **\*\* CHAIN FREE \*\* Three Bedroom \*\* Semi Detached \*\*** property in the heart of Stevenage, on the edge of the **\*\* OLD TOWN \*\*** and within walking distance to the train station and shopping center.

Comprising to the ground floor Lounge, Fitted Kitchen with Separate Utility Room, Dining Room and Downstairs w.c. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. The property further benefits from driveway off street parking, and a large mature rear garden.

Stevenage town and Borough is located in North Hertfordshire, 30 miles north of London. The town has numerous facilities including a large multi-screen iMax cinema, a pedestrianised town centre with all the High Street shops and a large indoor market. There are further shopping opportunities in Stevenage Old Town and a large retail park just a few minutes outside the main town centre.

Transport links are excellent, with two motorway junctions connecting Stevenage to the A1(M) at north and south Stevenage. There is a centrally located mainline train station, with regular direct connections to London King's Cross and Gatwick Airport.

## Entrance Hall

Wood flooring, radiator, window to side, under stair storage, spotlights, stairs to first floor, access to;

## Lounge

**3.53 x 3.84**

Wood flooring, radiator, window to front.

## Utility Room

**2.34 x 1.96**

Wood flooring, side access, spotlights, cupboard housing boiler, radiator. access to WC.

## W.C.

Wood flooring, window to side, wall mounted wash hand basin, low level w.c.

## Kitchen

**3.49 x 3.29**

Tiled flooring, eye and base level units, sink with drainer, oven, hob, extractor, dish washer, radiator, spotlights.

## Dining Room

**4.95 x 2.4**

Part tiled and part carpet flooring, radiator, window to side, door to rear garden, sliding door to rear garden.

## Landing

Carpeted, loft hatch, window to side, stairs to ground floor, access to;

## Bathroom

**2.19 x 1.72**

Tiled floor and walls, window to side, low level w.c., wash hand basin, panelled bath with electric shower overhead, heated towel rail, spotlights.

## Bedroom One

**3.4 x 3.55**

Carpeted, window to rear, radiator.

## Bedroom Two

**3.8 x 2.72**

Carpeted, window to front, radiator.

## Bedroom Three

**2.53 x 2.71**

Carpeted, radiator, window to front, storage cupboard.

## Outside

### Front

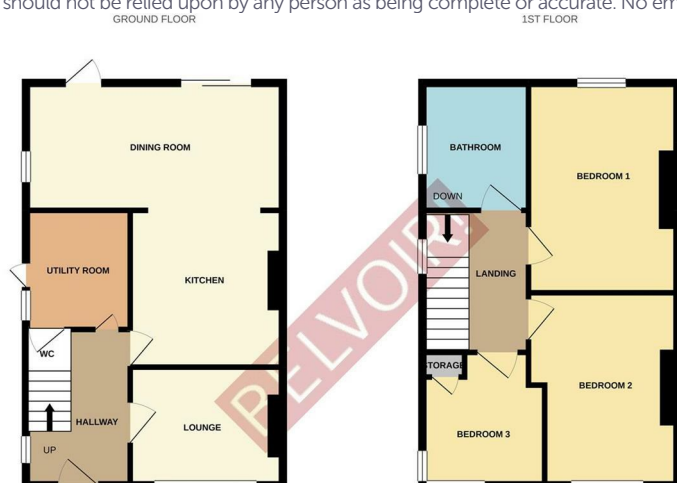
Driveway parking, side access to rear garden.

### Rear

Approximately 70ft rear garden, surrounded by bushes and trees, laid lawn.

## Disclaimer

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other feature are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(85 plus) <b>A</b>				(85 plus) <b>A</b>			
(81-85) <b>B</b>				(81-85) <b>B</b>			
(77-81) <b>C</b>				(77-81) <b>C</b>			
(73-77) <b>D</b>				(73-77) <b>D</b>			
(69-73) <b>E</b>				(69-73) <b>E</b>			
(65-69) <b>F</b>				(65-69) <b>F</b>			
(61-65) <b>G</b>				(61-65) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	