



iwstates.com

98 Shephall View, Stevenage, Hertfordshire, SG1 1RP

98 Shephall View, Stevenage, Hertfordshire, SG1 1RP

Guide Price £320,000

Nestled in Shephall View, Stevenage, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat.

Upon entering, you will find a spacious reception room that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a bright and airy environment throughout. The end-terrace design provides added garden space. This property is not only close to Fairlands Valley Lakes but also to local amenities & schools making it an ideal setting for families and individuals alike.

Floor plan of a 1-bedroom flat. The plan includes a Lounge (yellow), Kitchen/Diner (yellow), Entrance Hall (brown), and Utility Room (orange). The Entrance Hall has a door to the Lounge and a door to the Kitchen/Diner. The Kitchen/Diner has a door to the Utility Room. The Utility Room has a door to the Entrance Hall. The Entrance Hall also has a door to the front of the flat.

Floor plan of a two-bedroom apartment. The plan includes the following rooms and features:

- BEDROOM ONE**: Located at the top left.
- BEDROOM TWO**: Located at the top right.
- LANDING**: A central hallway area.
- BATHROOM**: Located at the bottom right.
- KITCHEN**: Located at the bottom left, featuring a **DINING CUPBOARD**.

Arrows indicate the entrance from the landing into each bedroom and the bathroom.

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-58) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		70	8
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating		Current	Point
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

England & Wales

EU Directive
2002/91/EC

Hallway
6'2" x 8'2"

Kitchen/Diner
8'2" x 19'5" (max)

Lounge
12'8" x 10'9"

Utility Room
5'3" x 9'9"

First Floor

Landing

Bedroom One
11'3" x 12'6"

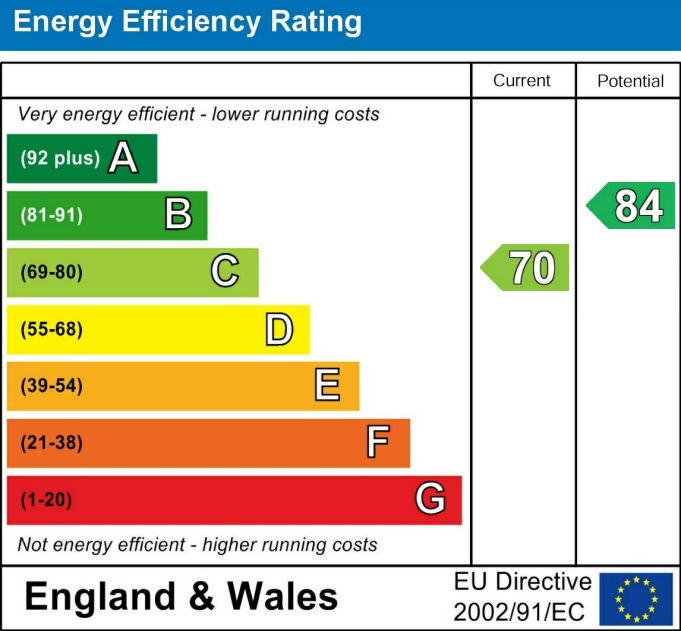
Bedroom Two
8'2" x 12'7"

Bathroom
10'0" x 6'0"

Outside

Front & Rear Gardens

- End of Terrace
- Two Double Bedrooms
- Large Kitchen/Diner
- Well Cared For throughout
- Large Overall Plot
- Utility Room
- Ideal First Time Buy or Investment Opportunity



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





