



Connells

Augustus Gate
Stevenage



Property Description

We are pleased to present a stunning three bedroom end of terrace family home, located in a popular residential area between Great Ashby & Chells manor. Just a short walk from Box Wood, countryside walks to neighbouring villages, with good schooling & transport links to town.

The property provides spacious living accommodation, which includes an entrance hall, ground floor 2 piece cloakroom, lounge, modern fitted kitchen with dining area & double glazed conservatory with doors to rear garden. On the first floor there are three bedrooms & modern 3 piece family bathroom. Benefits from gas radiator heating & double glazing throughout.

Outside there is a neat enclosed rear garden, mainly patio paved with flower & shrub borders & side gated access. There is an ample driveway to the side for 2 cars, leading to a garage with up & over door

IMMEDIATE VIEWING HIGHLY
RECOMMENDED

Double Glazed Front Door To

Entrance Hall

Doors to cloakroom, lounge & kitchen/diner, stairs to first floor

Cloakroom

Comprises low level WC, wash hand basin, radiator, Double glazed window

Lounge

15' x 14' 7" (4.57m x 4.45m)

TV point, radiator, wooden flooring, sliding patio doors to conservatory, Double glazed window to front

Kitchen/Diner

14' 8" x 9' 5" (4.47m x 2.87m)

Kitchen Area

Full range of modern floor & wall mounted store units with drawers & work surfaces over, plumbing for dishwasher, tiled flooring, sink & drainer unit with mixer tap, built in oven & hob with hood over, partly tiled walls, wall mounted gas boiler & Double glazed window to rear with door to conservatory

Dining Area

Wooden flooring, Double glazed window to front

Conservatory

18' 7" x 9' 6" (5.66m x 2.90m)

Brick based, double glazed with tiled flooring & double doors opening to rear garden

First Floor Landing

Doors to bedrooms & bathroom

Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m)

Radiator, Double glazed window to front

Bedroom Two

9' 5" x 8' 2" (2.87m x 2.49m)

Radiator, built in cupboard, Double glazed window to front

Bedroom Three

8' 1" x 6' 8" (2.46m x 2.03m)

Radiator, Double glazed window to front

Modern Family Bathroom

Comprising low level WC, vanity unit with wash hand basin, panel bath with shower attachment & fitted screen. Tiled walls, radiator, shaver point & Double glazed window to rear

Outside

Neat Frontage

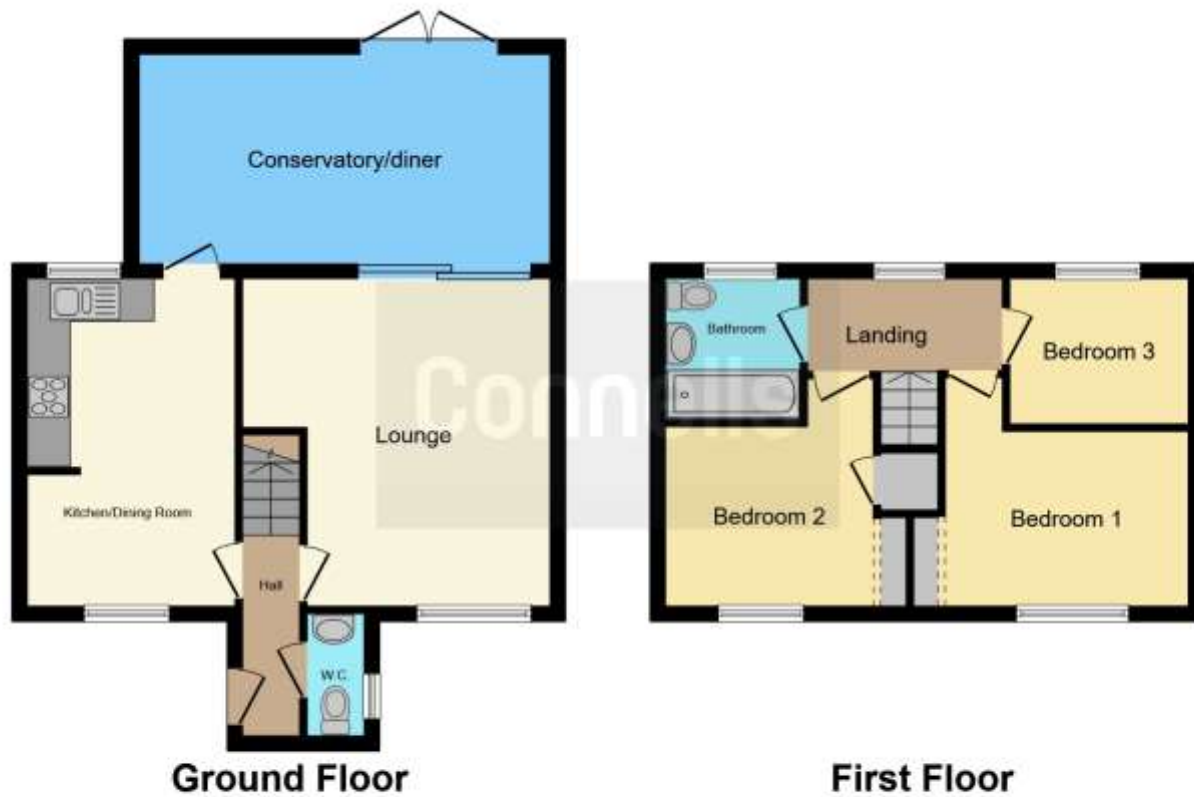
Rear Garden

Mainly patio paved with flower & shrub borders, fully enclosed with side gated access which leads to driveway & garage

Garage & Ample Driveway

Driveway to side leading to a garage with up & over door





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01438 318 080
E stevenage@connells.co.uk

8 Market Place
 STEVENAGE SG1 1DB

EPC Rating: C

view this property online connells.co.uk/Property/STV311218

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STV311218 - 0002