



**Connells**

The Hyde  
Stevenage



### Property Description

GUIDE PRICE £250-260,000

We are delighted to present a rarely available split level maisonette, ideally positioned above a parade of shops, in the ever popular Shephall area of Stevenage. Shephall is ideally located, within easy reach of the new & old town centres & mainline station serving London. The Hyde offers an array of shops including a Co-op store, pharmacy, post office, bakery & variety of takeaway outlets.

The property is accessed via a communal stairwell to the side, leading to a first floor terrace with gated access to the enclosed outdoor courtyard which provides a neat space with lighting and 2 ample storage cupboards. The main front entrance door leads into a welcoming entrance hallway, with stairs to top floor, access to 2 piece cloakroom, kitchen & living room.

The modern fitted kitchen provides a full range of floor & wall mounted store units with drawers & work tops over, built in oven & hob with hood over, plumbing & space for washing machine, floor space for large fridge/freezer & Double glazed window. The spacious living room provides space for a desk & has a feature media wall as well as a Double glazed window.

The top floor landing has 2 built in cupboards, doors to bedrooms & bathroom. The bedrooms have built in storage, radiators and Double glazed windows. The family bathroom has been refitted to comprise a low level WC, vanity wash hand basin, p-shaped bath, fully tiled walls, tiled flooring, heated towel rail & Double glazed window



**Front Door To**

**Entrance Hallway**

**2 Piece Cloakroom**

**Modern Fitted Kitchen**

**Spacious Living Room**

**Top Floor Landing**

**Main Double Bedroom**

**Second Double Bedroom**

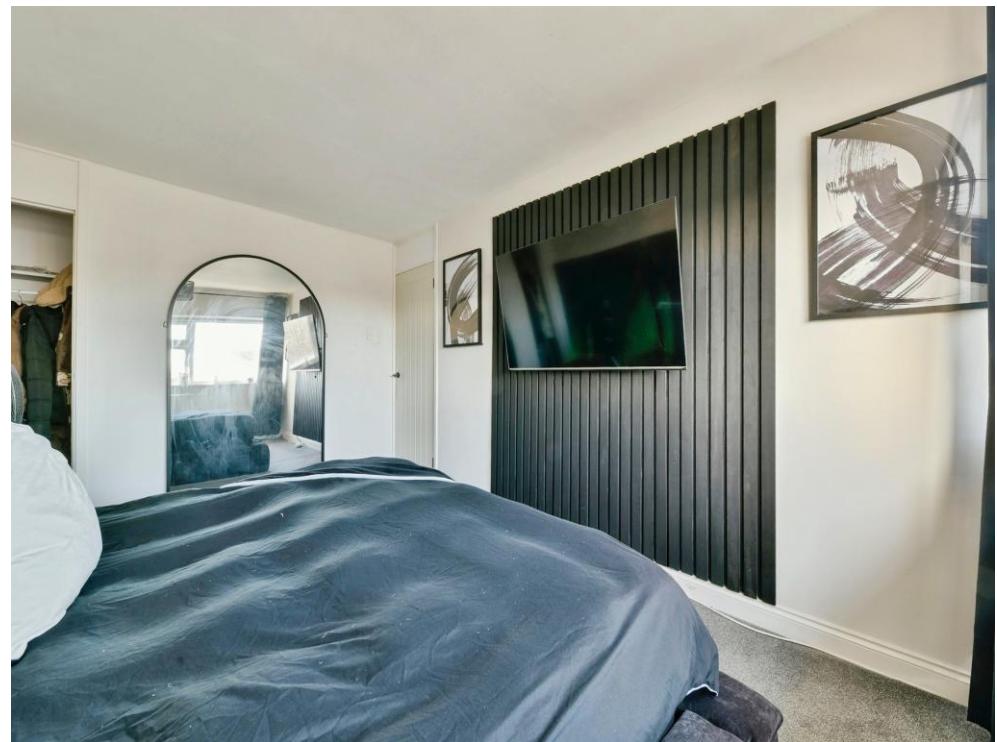
**Bedroom Three**

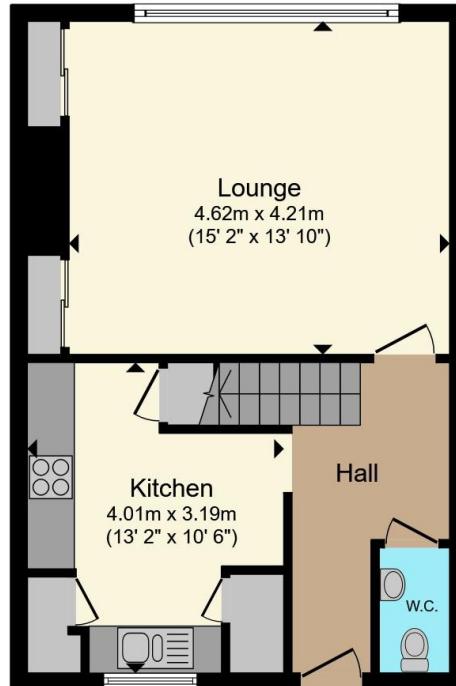
**Modern Family Bathroom**

**Outside**

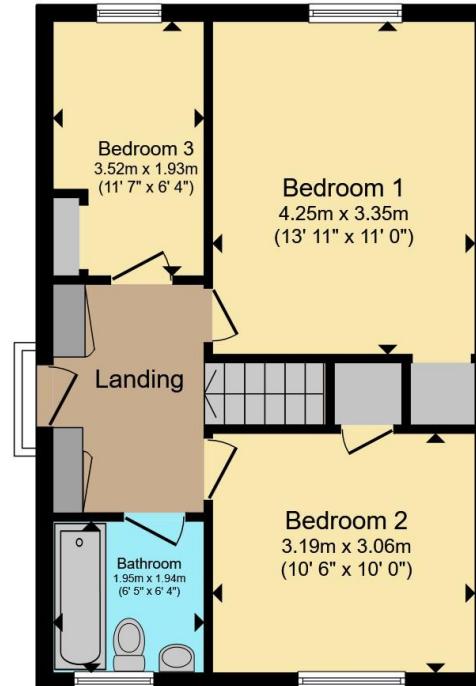
**Neat Enclosed Courtyard**

**2 Storage Cupboards**





**Ground Floor**



**First Floor**

Total floor area 89.4 m<sup>2</sup> (962 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Connells



To view this property please contact Connells on

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8 Market Place  
STEVENAGE SG1 1DB

**view this property online [connells.co.uk/Property/STV312434](http://connells.co.uk/Property/STV312434)**

EPC Rating: C  
Council Tax  
Band: B

Service Charge: 840.00  
Ground Rent:  
10.00

Tenure: Leasehold



This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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