



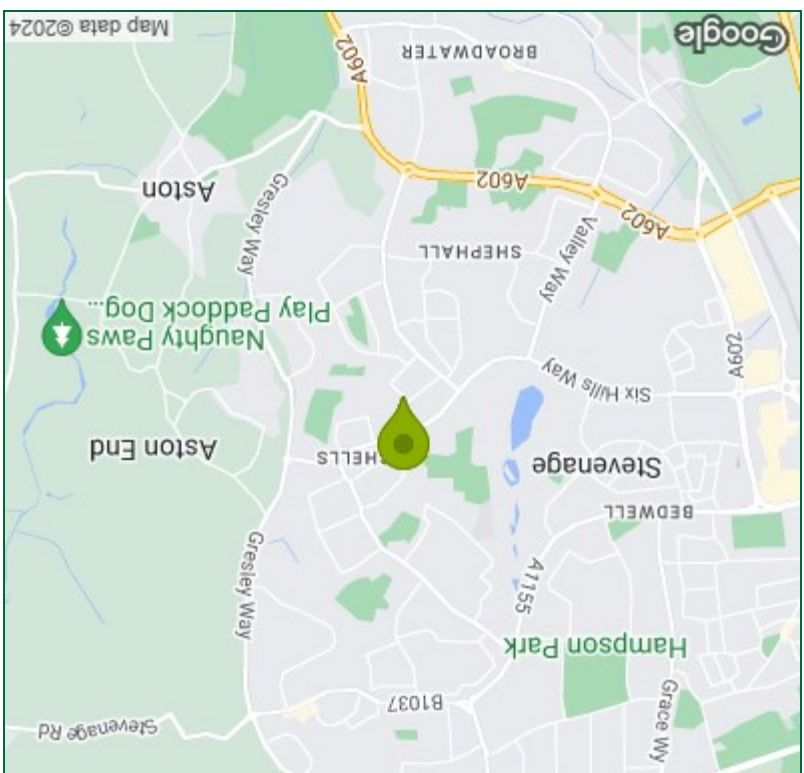
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### Viewing

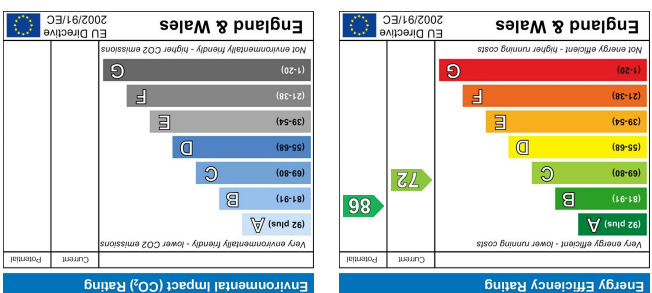
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Collenswood Road,  
Stevenage |  
£350,000



#### Entrance Hall

uPVC double glazed entrance door and window to front, cupboard housing fuse board, understairs cupboard.

#### Kitchen

10'6" x 8'5"

Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashback, tiled floor, plumbing for washing machine and dishwasher, uPVC double glazed window and door to garden.

#### Lounge/Diner

23'2" x 10'5"

Dual aspect room with uPVC double glazed window to front, two radiators, uPVC double glazed French doors to garden.

#### Landing

Access to loft space via loft ladder, boarded with light, wall mounted gas combi boiler in loft installed 2023. Doors to all first floor rooms.

#### Bedroom One

10'7" x 10'6"

uPVC double glazed window to rear, radiator.

#### Bedroom Two

12'5" x 10'3"

uPVC double glazed window to front, radiator, fitted sliding mirror door wardrobe.

#### Bedroom Three

9'1" x 6'10"

Window to front, radiator.



#### Bathroom

White suite comprising of paneled bath with mixer tap and wall mounted shower, low level w.c, pedestal wash hand basin, heated towel rail, fully tiled walls, uPVC double glazed window to rear.

#### Front Garden

Path leading to front door and gated access to rear, rest laid to low maintenance gravel enclosed by fencing.

#### Rear Garden

A large fully enclosed, landscaped rear garden with a circular feature lawn area with stone chipping surrounds and large decked area to rear of garden, brick built storage shed.

#### Agents Note

Freehold.

Council Tax Band C.

