

# Burydale Stevenage Hertfordshire SG2 8AT.

## Price Guide £310,000





Burydale, Stevenage, Hertfordshire, SG2 8AT.

Council Tax Band: C

GUIDE PRICE: £310,000 - £325,000. Well presented three bedroom mid terraced located in a quite cul de sac in the Broadwater area of Stevenage. With A garage en-bloc, outside storeroom/utility, and having been improved by the current owners this property would make an ideal family home for first time buyers. Situated only a short walk to local amenities and Shephallbury Park this home is a must see. For more information and to arrange your viewing call Homes and Mortgages on 014387 728444

### Entrance Hall

10'3" x 5'9" (3.14 x 1.77)

Double glazed door to front aspect, wood effect flooring, radiator, under-stairs storage, stairs to first floor landing, and doors to:

### Lounge/Diner

20'8" x 10'2" (6.32 x 3.10)

Good-sized lounge diner with double glazed window to front and rear aspect, service hatch from kitchen, TV aerial and phone point, radiators with cover, and coving to ceiling.

### Kitchen

8'9" x 7'3" (2.69 x 2.22)

Galley kitchen with wall and base units, roll top worksurfaces and complementary splash back. Stainless steel sink and drainer with mixer tap over. Space for a dishwasher, under counter fridge freezer. Integrated electric high level double ovens and electric hob with executor hood over, two storage cupboards, tiled floor, and double glazed door to garden.

### Landing

Stairs from entrance hall, loft access and doors to:

### Bedroom One

12'2" x 9'3" (3.71 x 2.83)

Double glazed window to front aspect, single radiator and coving to ceiling.

### Bedroom Two

10'1" x 6'11" (3.09 x 2.11)

Double glazed window to rear aspect, single radiator, and recessed spotlight.

### Bedroom Three

8'05" x 8'00" max (2.57m x 2.44m max)

Single bedroom with double glazed window to front aspect, over stairs storage housing boiler, and single radiator.

### Bathroom

7'6" x 5'4" (2.30 x 1.64)

Double glazed window to rear aspect, full tiled walls, panel bath with waterfall mixer taps and shower over, pedestal wash hand basin with waterfall mixer taps, low level WC, laminate flooring and extractor fan.

### Rear Garden

A nice size rear garden with a patio area leading to a laid lawn, brick built storage shed with light and power, raised decking area with lighting, personal door to single garage en-bloc.

### Out side storage/utility

Window to rear aspect, lighting and power, plumbing for washing machine.

### Front Garden

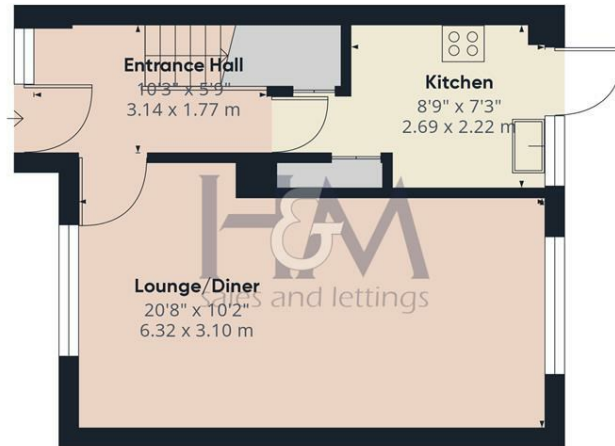
Laid lawn, steps down to the front door. communal parking bays with spaces for approximately 10-11 cars.

### Garage En-Bloc

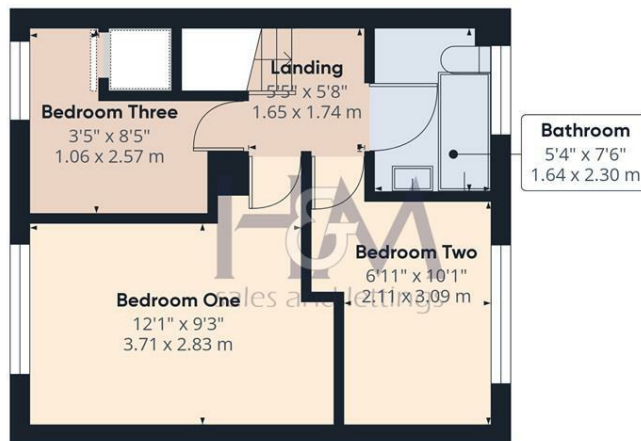
Single garage with metal up & over door, lighting and power.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

699.87 ft<sup>2</sup>  
65.02 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	