

Telford Avenue, Stevenage, SG2 0AR.
Asking Price £325,000



Telford Avenue, Stevenage, SG2 0AR.

Council Tax Band: C

OFFERED WITH VACANT POSSESSION! A three bedroom property offering two reception rooms, double glazing and gas heating, within walking distance to both Noble and Marriot Schools. Although modernisation would be needed the property has obviously been looked after and has the potential for off road parking to be created(subject to any relevant planning).

Entrance Hall

11'8 x 5'10 (3.56m x 1.78m)

Accessed by a double glazed front door with double glazed side panel, stairs to the first floor, understairs storage space, radiator, doors into the lounge and kitchen.

Lounge

12'3 x 12'3 (3.73m x 3.73m)

Double glazed window to the front aspect.

Kitchen

9'7 x 9'2 (2.92m x 2.79m)

Double glazed window to the rear aspect, double glazed side door, base and wall units, plumbed for a washing machine, access into the dining room.

Dining Room

9'0 x 9'0 (2.74m x 2.74m)

Double glazed french doors to the rear garden, radiator.

Landing

11'3 x 3'10 (3.43m x 1.17m)

Doors to all of the rooms, loft access, airing cupboard, built in storage cupboard.

Bedroom One

12'6 x 9'11 (3.81m x 3.02m)

Double glazed window to the front aspect, radiator, fitted wardrobes.

Bedroom Two

12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to the rear aspect, radiator, built in storage cupboard.

Bedroom Three

11'9 x 7'4 (3.58m x 2.24m)

Double glazed window to the front aspect, built in wardrobe, radiator.

Bathroom

7'8 x 5'5 (2.34m x 1.65m)

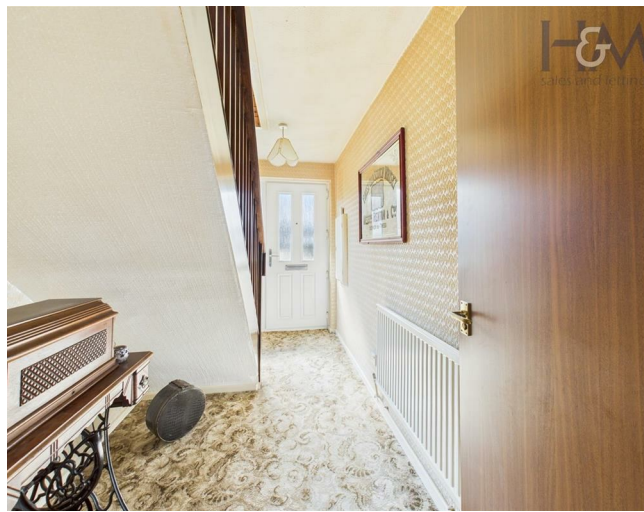
Double glazed frosted window to the rear aspect, low level WC, panel enclosed bath with mixer taps over, wash hand basin, radiator, tiled splashbacks.

Frontage

Laid to lawn area, steps to the front door, side gate which leads to the rear garden.

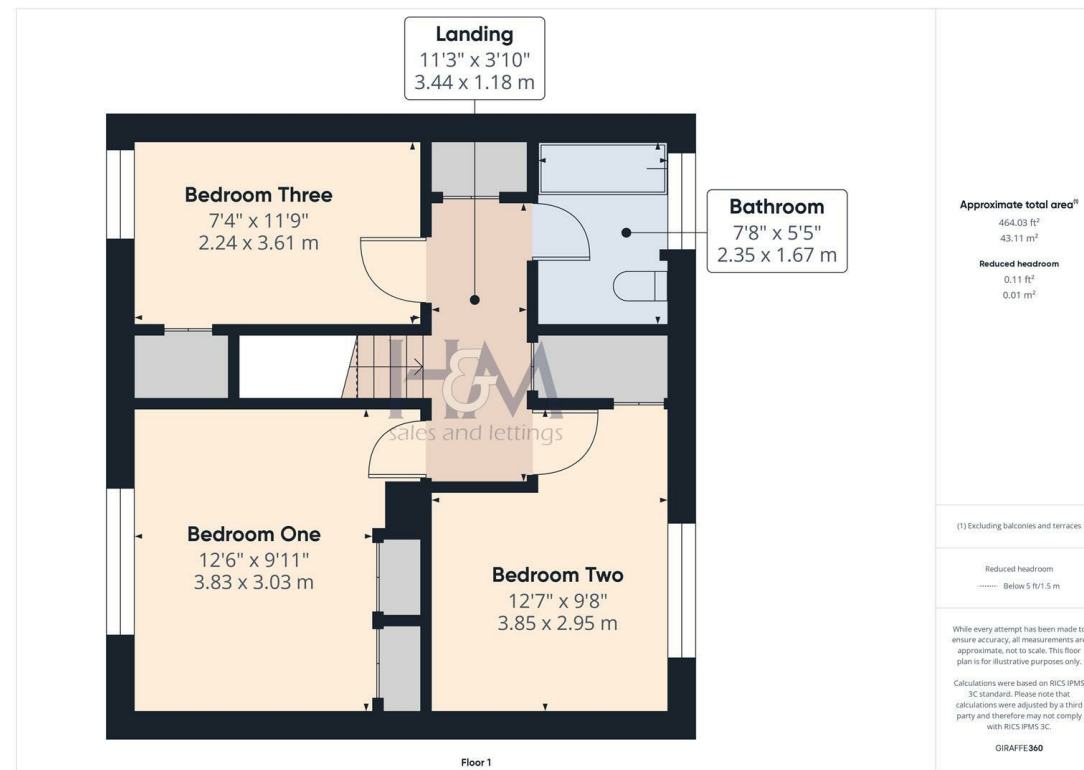
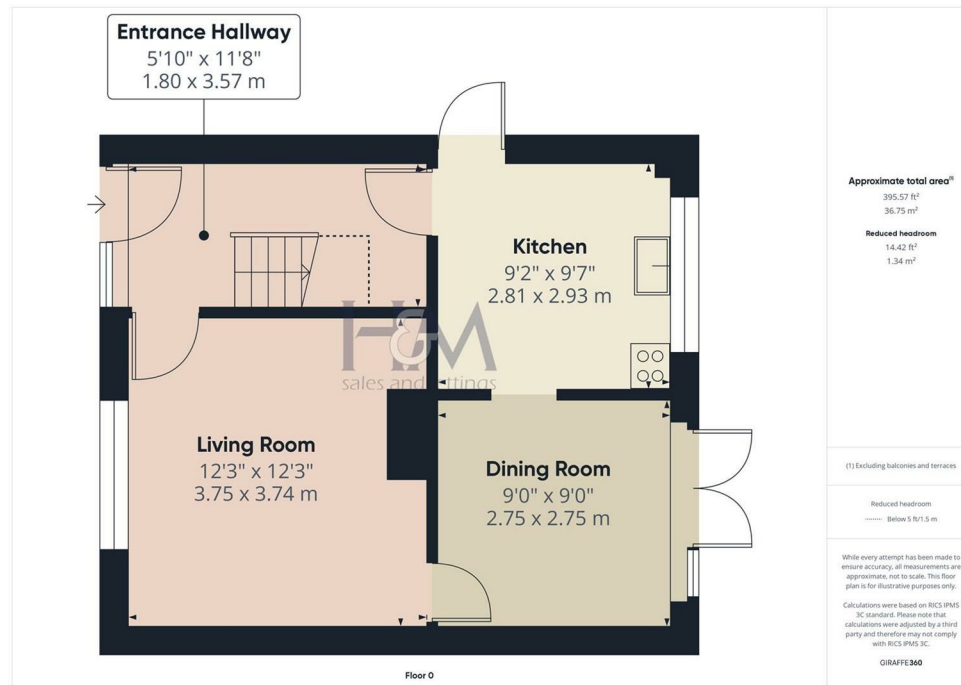
Rear Garden

Paved patio area, side gate leading to the front, timber shed with outside tap, laid to lawn with flower bed borders.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

