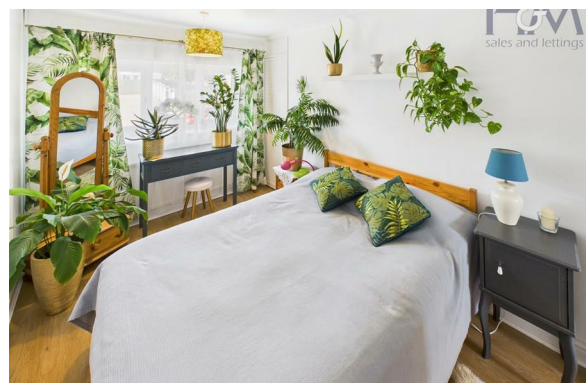
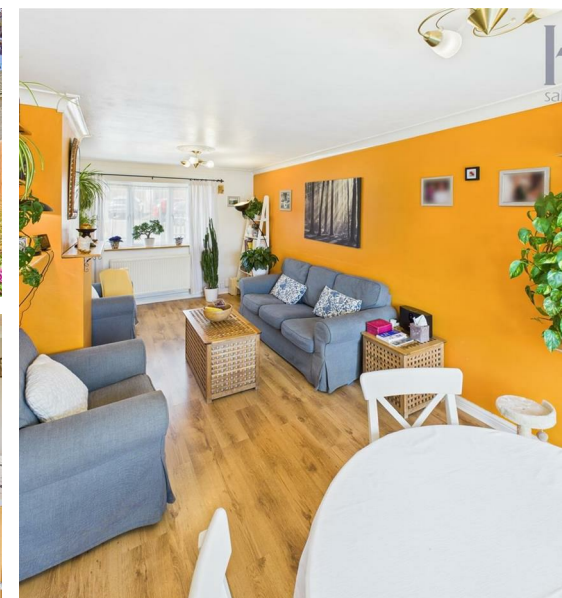


Nightingale Walk Stevenage Hertfordshire SG2 0QE.  
Asking Price £370,000

**H&M**  
sales and lettings





## Nightingale Walk, Stevenage, Hertfordshire, SG2 0QE.

A three bedroom property offering off road parking for one car, double glazing and gas heating, with a new combination boiler installed in December 2024. Walking distance to both Noble and Marriot Schools. Other benefits include three good size bedrooms, kitchen/diner, Lounge/diner and large rear garden. To arrange your viewing call Homes and Mortgages on 01438 728444,

### Entrance Hall

Double glazed door to front aspect, tiled floor, stairs to first floor landing, archway openings leading to lounge and kitchen diner.

### Lounge/Diner

Double glazed window to front aspect, double glazed patio door to rear aspect leading to garden. Wall mounted radiator, wood effect flooring and coving to ceiling. Arched opening to entrance hall and kitchen diner.

### Kitchen/Diner

Double glazed window to front and rear aspect, double glazed door to rear aspect leading to garden. Fitted kitchen with a variety of wall and base units with roll top work surfaces, stainless steel sink and drainer with mixer taps over, splashback tiling. Integrated gas hob with Extractor hood over, high level electric oven and grill. Space for washing machine, tumble dryer, and free standing fridge freezer. understairs storage cupboard. Tiled floor, recessed spot lights to ceiling and coving. Arched opening to lounge and entrance hall.

### Landing

Stairs from entrance hall and doors to:

### Bedroom One

Double glazed window to front aspect, radiator and wood effect flooring.

### Bedroom Two

Double glazed window to front aspect, radiator and wood effect flooring.

### Bedroom Three

Double glazed window to rear aspect, radiator, built in cupboard housing combination boiler, wood effect flooring.  
(the landlord has informed us that the boiler was replaced in December 2024)

### Bathroom

Double glazed obscure window to rear aspect, panel bath with mixer tap, shower and waterfall shower over, glass shower screen, vanity wash hand basin. half tiled walls, tiled floor, and radiator.

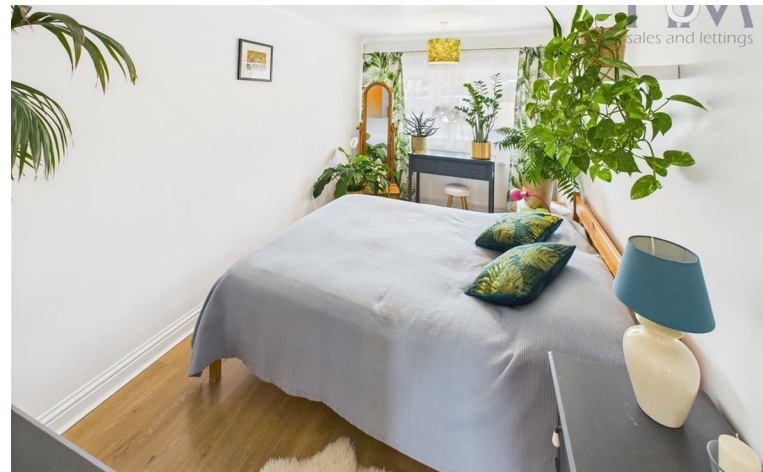
### Separate Toilet

Obscure double glazed window to rear aspect, low level WC.

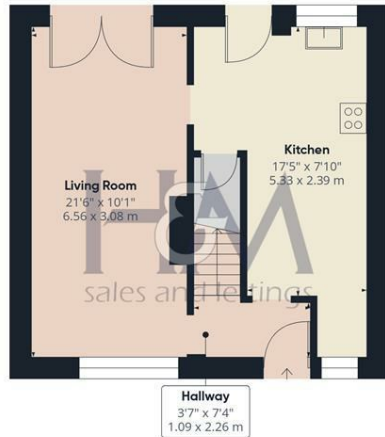
### Rear Garden

A generous garden with raised hardstand stepping down to laid lawn, mature planted borders, wood fence surround. The back of the garden is fenced off, providing space for a vegetable garden. Cold water tap and out side lighting.

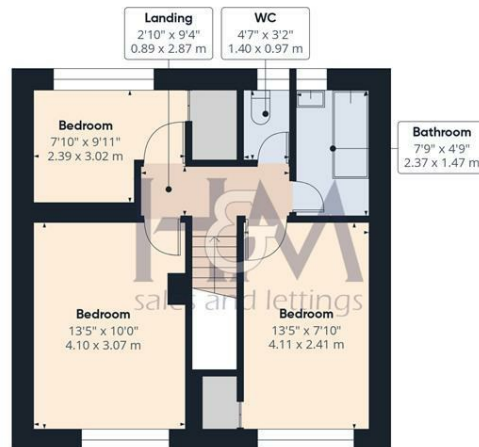








Floor 0



Floor 1

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

866 ft<sup>2</sup>  
80.4 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

Homes and Mortgages  
86 High Street  
Stevenage  
Hertfordshire  
SG1 3DW  
01438 728444

[stevenage@homesandmortgages.co.uk](mailto:stevenage@homesandmortgages.co.uk)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>71</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	