

Augustus Gate Stevenage Hertfordshire SG2 7QY.  
Price Guide £350,000





# Augustus Gate, Stevenage, Hertfordshire, SG2 7QY.

## Council Tax Band: D

Guide Price £350,000 - £375,000. Three bedroom end of terraced located in a quiet cul-de-sac in the Chells Manor area of Stevenage. Offered Chain free with tandem parking, garage to front, EV charging point. Downstairs cloak room, and a good size rear garden. In the catchment area for Nobel Secondary School and Mossbury Primary, this property is ideal for families. For more information and to arrange your viewing please call Homes and Mortgages on 01438 728444.

### Entrance Hall

5'5" x 3'5" (1.66 x 1.05)

Double glazed door to front aspect, stairs to first floor landing, single radiator and doors to:

### Downstairs WC

5'5" x 2'9" (1.67 x 0.85)

Low level WC, wash hand basin splash back tiling, obscure glass double glazed window to rear aspect, wood effect flooring and single panel radiator.

### Lounge/Diner

14'8" x 14'5" (4.49 x 4.41)

Double glazed window to front aspect, wood effect flooring, understairs opening, coving to ceiling, and double panel radiator.

### Kitchen/Diner

14'9" x 8'10" (4.51 x 2.70)

A nice size kitchen diner divided into two areas, the dining area has double glazed patio doors to rear aspect, leading to the rear garden, tile effect lino flooring and a single panel radiator.

The kitchen area is fitted with wall and base units with rolltop work surfaces, a stainless steel one & a half bowl sink and drainer with mixer taps over, Splash back tiling. Plumbing for washing machine, integrated electric oven, gas hob & extractor hood over. Ideal logic combination boiler.

### Landing

8'8" x 4'1" (2.66 x 1.26)

Stairs from entrance hall, loft access and doors to:

### Bathroom

6'7" x 6'4" (2.01 x 1.94)

Double glazed window to rear aspect, panel bath with mixer taps and power shower over, low level WC, pedestal wash hand basin, heated towel, rail extractor fan and tiled floor.

### Bedroom One

11'0" x 8'2" (3.37 x 2.51)

Double glazed window to front aspect, wood effect flooring, radiator and built in wardrobes with sliding doors.

### Bedroom Two

9'5" x 8'2" (2.89 x 2.49)

Double glazed window to rear aspect, wood effect flooring, radiator and built in wardrobes with sliding doors.

### Bedroom Three

8'2" x 6'4" (2.49 x 1.94)

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

### Rear Garden

Enclosed rear garden with patio area to rear side leading to a laid lawn, side gate access.

### Front Garden

Small courtyard garden with side access to rear garden and personal door to garage.

### Garage

16'8" x 8'3" (5.10 x 2.53)

Single garage with metal up & over door, pitched roof providing storage, lighting and power.

### Parking

Tandem parking in front of the garage.







Floor 0



Floor 1

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

79.5 m<sup>2</sup>  
856 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	