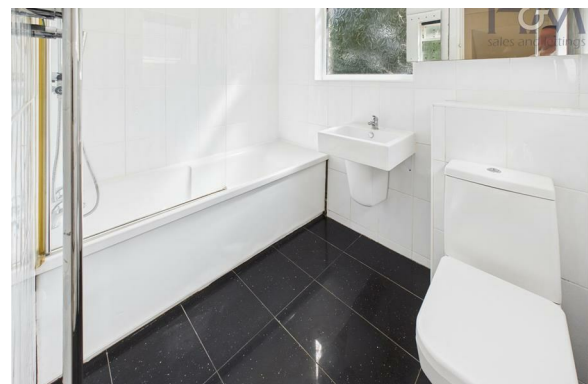
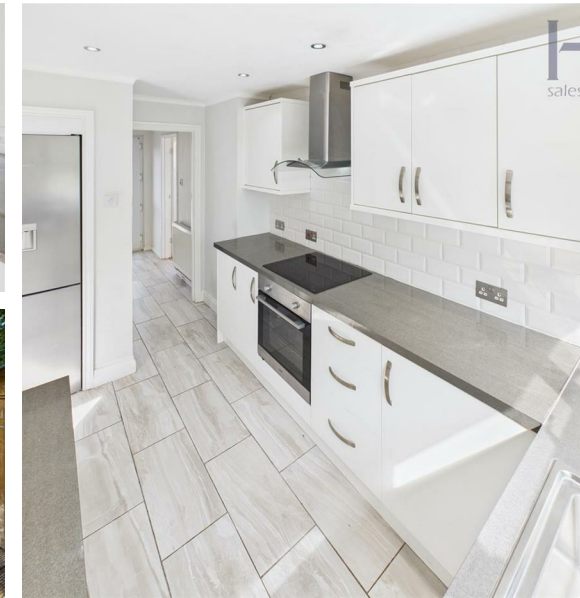


Wiltshire Road Stevenage Hertfordshire SG2 9DU.  
Asking Price £365,000

**H&M**  
sales and lettings





Wiltshire Road, Stevenage, Hertfordshire, SG2 9DU.  
Council Tax Band: C

CHAIN FREE!

Modern condition three bedroom end of terraced with off road parking, modern fitted kitchen & bathroom. Situated in the Shephall area of Stevenage, backing onto Peartree field, this family home is ideal for first time buyers. For more information and to arrange your viewing, call Homes and Mortgages on 01438 728444.

**Entrance Hall**

7'7" x 6'2" (2.33 x 1.89)

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

**Lounge/Diner**

20'7" x 7'1" (6.29 x 2.18)

Double glazed window to front aspect, double glazed sliding door to rear aspect leading to patio, double panel radiator, electric feature fireplace, high level power point with Internal wall trunking for cables.

**Kitchen**

12'9" x 7'2" (3.89 x 2.20)

Modern kitchen with wall and base units, square top work surfaces, stainless steel sink and drainer with mixer tap over, integrated electric oven & hob with extractor hood over, integrated washing machine, free standing fridge freezer. Tiled floor and half tiled walls.

**Utility Room**

10'9" x 5'9" (3.28 x 1.76)

Double glazed window to front aspect, double glazed door to rear aspect, matching wall and base units, square top work surfaces, half tiled walls, tiled floor and double panel radiator.

**Landing**

6'2" x 5'2" (1.88 x 1.60)

Stairs from entrance hall, built in storage cupboard and doors to:

**Bathroom**

7'4" x 5'6" (2.24 x 1.69)

A modern fitted bathroom with panel bath and mixer tap, waterfall shower over, low level WC, wash hand basin with mixer tap over, tiled floor and walls, heated towel rail and double glazed window to rear and side aspect.

**Bedroom One**

13'9" x 9'4" (4.21 x 2.85)

Double glazed window to front aspect, double panel

radiator, walk-in wardrobe, high level power point for wall mounted TV.

**Bedroom Two**

11'1" x 9'4" (3.38 x 2.85)

Double glazed window to rear aspect, double panel radiator and loft access.

**Bedroom Three**

10'11" x 6'0" (3.34 x 1.85)

Double glazed window to front and rear aspect, double panel radiator

**Rear Garden**

A nice size rear garden with patio area to near side leading to laid lawn, planted boards, raised decking area to rear, wood storage shed, cold water tap and side gate access

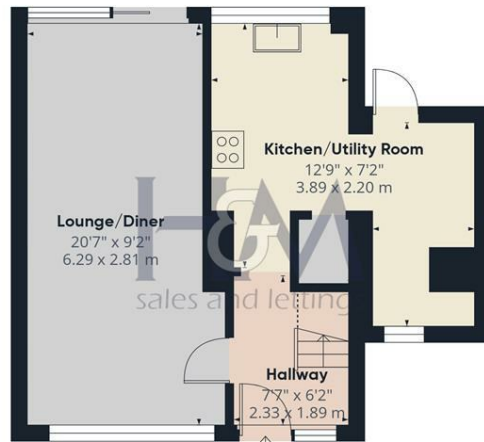
**Parking**

Shingled parking to front of two cars, side gate access to rear garden.

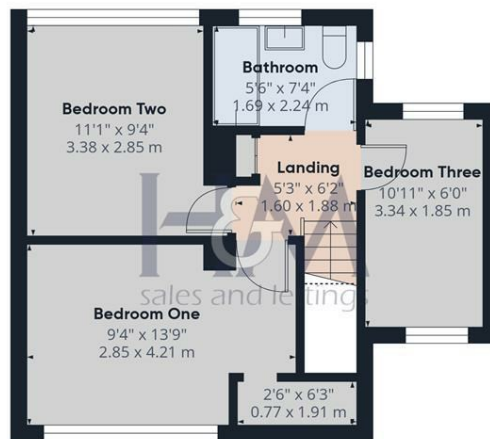
(Gate access via public footpath)







Floor 0



Floor 1

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

773 ft<sup>2</sup>  
71.9 m<sup>2</sup>

Reduced headroom

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

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(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	