

Trent Close, Stevenage, Hertfordshire, SG1 3RS.  
Guide Price £425,000



## **Trent Close, Stevenage, Hertfordshire, SG1 3RS.**

### **Council Tax Band: D**

OFFERED FOR SALE WITH A GUIDE PRICE OF £425,000 to £450,000 and with vacant possession is this very well presented two double bedroom semi detached bungalow situated in a sort after cul-de-sac in the Old Town area of Stevenage. The property has a refitted kitchen with built in appliances, refitted showeroom, double glazing and gas central heating. Outside there is a driveway and garage and the front garden is one of low maintenance, a gated side access leads to the rear garden.

#### **Entrance Hall**

8'2 x 5'9 (2.49m x 1.75m)

Accessed by a double glazed front door with double glazed windows to the front and side aspect, built in storage cupboard, radiator, access into the kitchen, wood effect flooring.

#### **Kitchen**

8'7 x 8'5 (2.62m x 2.57m)

Refitted kitchen with gloss white wall and base level units, range of built in appliances to include gas hob with cooker hood over, electric double oven, washing machine, dishwasher and fridge/freezer.

Complementary work tops with modern gloss grey brick style splashbacks, single sink drainer with mixer tap over, separate fitted cupboards, double glazed window and door to the side aspect.

#### **Lounge**

15'11 x 12'1 (4.85m x 3.68m)

Double glazed window to the front aspect, feature fireplace, radiator.

#### **Inner Hallway**

Doors to both bedrooms and shower room.

#### **Bedroom One**

11'9 x 10'8 (3.58m x 3.25m)

Double glazed window to the rear aspect, radiator.

#### **Bedroom Two**

13'5 x 8'10 (4.09m x 2.69m)

Double glazed window to the rear aspect, radiator, access to the loft with a pull down ladder and is fully boarded, storage cupboard.

#### **Bathroom**

8'6 x 4'7 (2.59m x 1.40m)

Refitted suite to include walk in shower with rainfall shower head and separate handset, shower niche for accessories, cistern enclosed low level WC, wall hung vanity wash hand basin, porcelain style floor to ceiling splashbacks, heated chrome towel rail, inset spotlights, double glazed opaque window to the side aspect.

#### **Frontage**

Block paved path leading to the front door, artificial grassed front lawned area with shingle borders, side gate leading to the rear garden, driveway to the garage.

#### **Rear Garden**

Paved path leading to the main garden area, steps upto the garden which has flowerbed borders, feature circular patio area, paved main garden area.

#### **Garage**

16'0 x 8'3 (4.88m x 2.51m)

Up and over door, courtesy door to the rear, power and light.





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
762 ft<sup>2</sup>  
70.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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>83</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</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 |