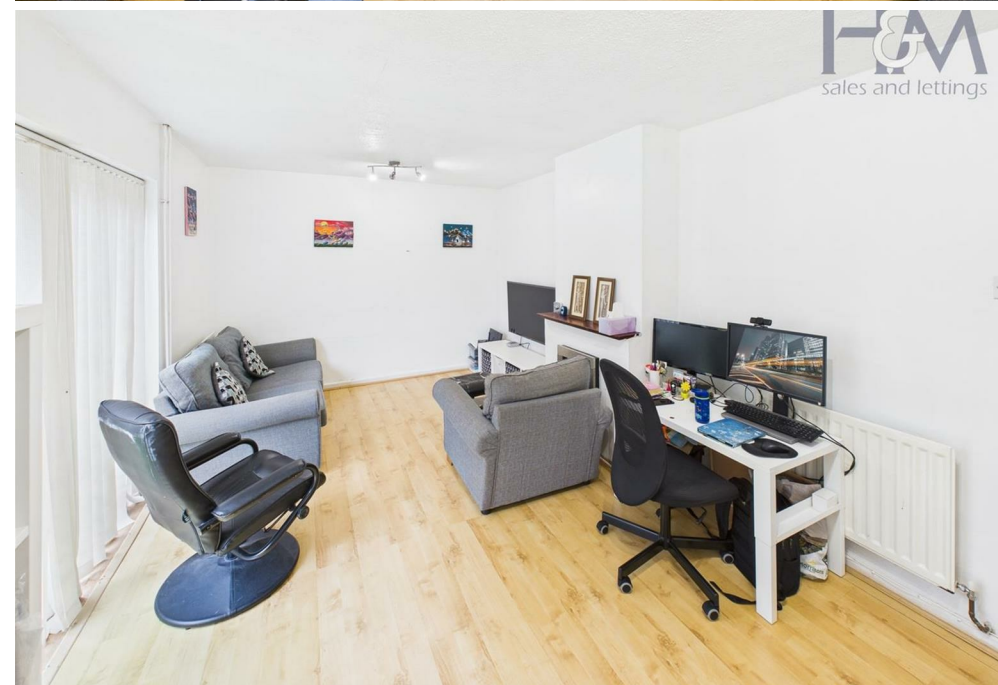
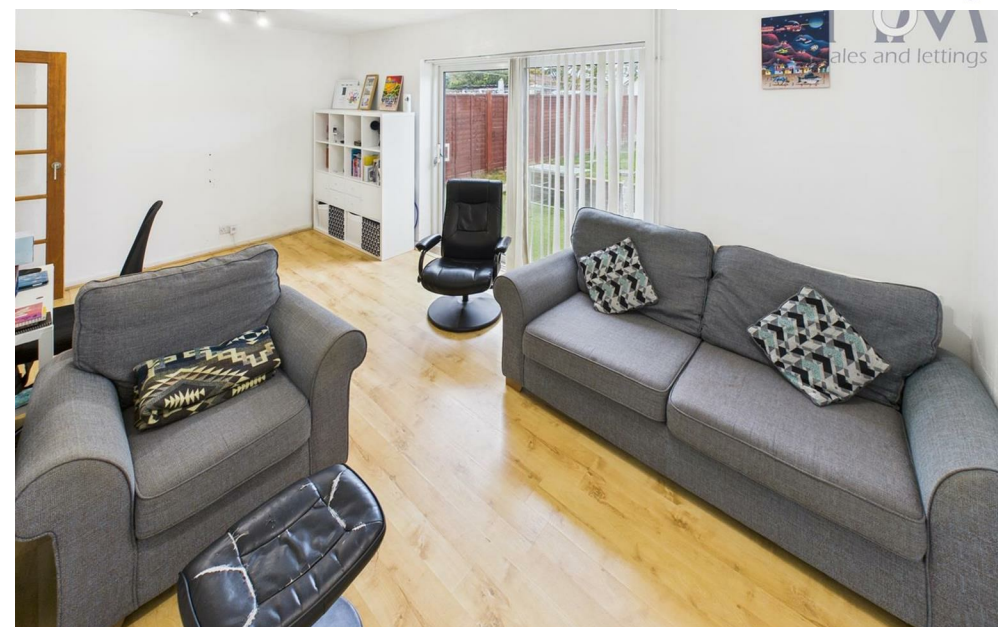


Abbots Grove, Stevenage, Hertfordshire, SG1 1NS.
Asking Price £365,000

H&M
sales and lettings



Abbots Grove, Stevenage, Hertfordshire, SG1 1NS.

Council Tax Band: C

Situated in a cul-de-sac location and within walking distance of Stevenage town centre, Asda superstore and the mainline train station giving access into London Kings Cross in approximately 23 minutes! The property offers a good size kitchen/dining room with built in appliances, family lounge and a downstairs WC, along with a recently fitted combination boiler. Viewing is recommended.

Entrance Hall

8'6 x 6'0 (2.59m x 1.83m)

Accessed by a double glazed front door, stairs leading to the first floor, understairs storage, separate access into the kitchen/dining room and lounge, radiator.

Downstairs WC

4'3 x 2'8 (1.30m x 0.81m)

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin, heated towel rail, inset spotlight.

Kitchen/Dining Room

14'9 x 10'8 (4.50m x 3.25m)

Dual double glazed windows to the front aspect, range of base and wall mounted units with an integrated fridge/freezer, built in gas hob and electric double oven, plumbing for a washing machine, stainless steel one and a half bowl sing drainer. inset spotlights.

Lounge

17'10 x 10'7 (5.44m x 3.23m)

Double glazed patio doors to the rear garden, radiator, feature fireplace.

Landing

9'8 x 4'1 (2.95m x 1.24m)

Doors to all of the rooms, loft access, linen cupboard.

Bedroom One

13'8 x 10'1 (4.17m x 3.07m)

Double glazed window to the front aspect, radiator.

Bedroom Two

11'5 x 9'11 (3.48m x 3.02m)

Double glazed window to the rear aspect, radiator

Bedroom Three

10'11 x 6'1 (3.33m x 1.85m)

Double glazed window to the rear aspect, radiator.

Bathroom

7'0 x 5'3 (2.13m x 1.60m)

Double glazed opaque window to the front aspect, panel enclosed bath with shower over, low level WC, pedestal wash hand basin, heated chrome towel rail.

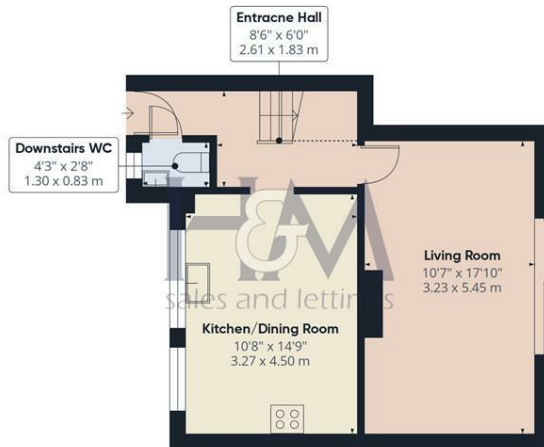
Frontage

Step down to the front door, hedgerow border.

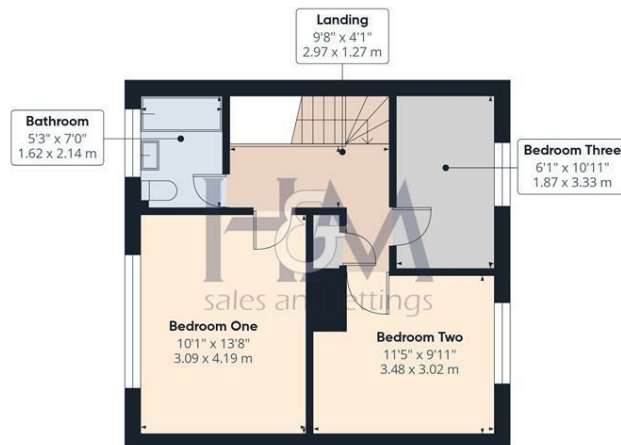
Rear Garden

Low maintenance lawned area and path to the rear gate which leads out onto a small green, additional laid to lawn area behind dwarf retaining wall, outside power, double glazed door leading into a storage room which has power and light.





Floor 0



Floor 1

Approximate total area⁽¹⁾

831 ft²
77.1 m²

Reduced headroom

14 ft²
1.3 m²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83
England & Wales	EU Directive 2002/91/EC	