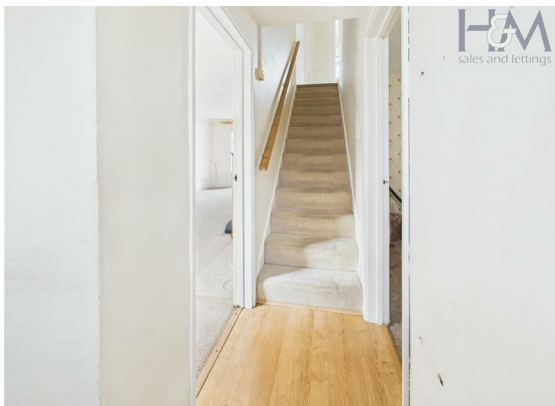


Symonds Green Road, Stevenage, SG1 2HA.  
Asking Price £375,000



# Symonds Green Road, Stevenage, SG1 2HA.

## Council Tax Band: C

Offered with vacant possession is this three bedroom terraced property which although in need of some updating it benefits from a family lounge, study/second reception room, conservatory and a good sized kitchen. The rear garden is approximately 100ft in length and currently houses a workshop/out house measuring 17ft x 12ft with power already laid on, the front has off road parking for two cars and situated in a cul-de-sac location.

Being within walking distance of Stevenage old town, the mainline train station, local schools and amenities makes it an ideal family home!

### **Entrance Hall**

7'3 x 2'9 (2.21m x 0.84m)

Accessed by a double glazed front door, cloak hanging space, stairs to the first floor, doors to both the lounge and study.

### **Study/Second Reception**

12'11 x 5'10 (3.94m x 1.78m)

Double glazed window to the front aspect, radiator.

### **Lounge**

21'4 x 9'3 (6.50m x 2.82m)

Double glazed window to the front aspect, timber and glazed casement doors into the conservatory, access into the kitchen, feature fireplace, radiator.

### **Kitchen/Breakfast Room**

12'0 x 10'3 (3.66m x 3.12m)

Double glazed window to the rear aspect, fitted with a range of base and wall mounted units, one and a half bowl stainless steel sink drainer with mixer taps over, plumbing for both a dishwasher and washing machine, space for a gas cooker with chimney hood over, built in cupboard housing gas and electric meters along with consumer unit, radiator.

### **Conservatory**

11'2 x 8'9 (3.40m x 2.67m)

Dwarf walled with double glazed units above and french doors opening out to the rear garden, power and lights, radiator.

### **Landing**

11'0 x 3'1 (3.35m x 0.94m)

Doors to all of the rooms, loft access, airing cupboard housing the boiler and hot water cylinder, radiator.

### **Bedroom One**

11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to the front aspect, radiator, mirror fronted built in wardrobes.

### **Bedroom Two**

13'1 x 9'8 (3.99m x 2.95m)

Double glazed window to the rear aspect, radiator

### **Bedroom Three**

12'2 x 6'1 (3.71m x 1.85m)

Double glazed window to the front aspect, radiator, overstairs storage/display area.

### **Bathroom**

8'10 x 4'11 (2.69m x 1.50m)

Double glazed opaque window to the rear aspect, corner bath, fitted shower cubicle, pedestal wash hand basin, tiled splashbacks, radiator

### **Separate WC**

5'5 x 2'7 (1.65m x 0.79m)

Double glazed opaque window to the rear aspect, low level WC, vanity wash hand basin with tiled splashbacks.

### **Frontage**

Hardstanding parking for two cars, side gate leading into the rear garden

### **Rear Garden**

Approximately 100ft in length, paved patio area with dwarf retaining wall, leading to a lawned area with paved path to the rear. Timber shed with power and also a timber pergola, additional outside power sockets and water tap.

### **Workshop/Out House**

17'5 x 12'1 (5.31m x 3.68m)

Of a metal construction with paved flooring, power and light.



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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>                            |                            |           |
| (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<br>2002/91/EC |           |

