

# Alexander Bond & Company

Estate Agents | Property Management



Lymington Road, Stevenage, SG1 2PE

Price Guide £350,000



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# Lymington Road

Stevenage, SG1 2PE

- Character Three Bedroom Cottage
- Chain Free
- Close to Old Town Shops and Amenties
- Lots of Charm and Character
- End of Terrace
- Popular Fishers Green Location
- Good Sized Rear Garden
- Gas Central Heating to Radiators
- Double Glazing
- Viewing Recommended

Alexander Bond & Co are delighted to offer the freehold of this three bedroom end of terrace cottage located in the popular Fishers Green area on situated on the edge of Stevenage Old Town.

The property has plenty of charm and character and comprises on the ground floor an entrance hall, downstairs cloakroom, a living room with fireplace and a kitchen over looking the rear garden. On the first floor there are two bedrooms and a bathroom and on the second floor there is a further good sized bedroom. Outside to the rear there is a good sized southerly facing garden.

Lymington Road is located off Fishers Green Rd and within easy access to Stevenage old town and the new town, also conveniently situated within easy access of the A1M. The Historic High Street in the old town offers a good selection of shops, a Tesco Express supermarket, cafes/restaurants, public houses and a public library. Additionally the area has a good selection of local primary and secondary schools. There are also more comprehensive shopping facilities in Stevenage town centre with schools, a leisure complex, theatre and arts centre and Stevenage mainline train station with fast regular trains to London Kings Cross (25 mins).



## ENTRANCE HALL

Access via front door, wood flooring, stairs off to first floor, radiator, built in cupboard.

## CLOAKROOM

Low level WC, hand wash basin.

## LOUNGE

13'11" x 12'11" (4.24m x 3.94m)

Double glazed bay window to front, wood flooring, built in cupboards, open fireplace with mantle and hearth.

## KITCHEN

12'1" x 6'5" (3.68m x 1.96m)

Double glazed window to rear and sash window to rear, stainless steel single drainer sink unit with mixer tap and drainer, work top surfaces, open fire place, plumbing for washing machine, gas cooker point, wall mounted gas fired combination boiler, part tiled walls, tiled effect floor.

## STAIRS & LANDING

Stairs off to first floor, fitted shelves, double glazed window.





**BEDROOM TWO** 12'1" x 9'1" (3.68m x 2.77m)  
Double glazed window to front, radiator.

**BEDROOM THREE** 9'4" x 8'2" (2.87m x 2.51m)  
Double glazed window, radiator, built in cupboard.

**BATHROOM**  
Fitted panelled bath, low level WC, hand wash basin, tiled walls, double glazed window, radiator.

**BEDROOM ONE** 15'9"x 11'10" (4.80m"x 3.61m)  
Double glazed window to rear, double glazed roof window to front, hand rail, with spindles, radiator.

**GARDENS**  
Front: Picket fence with path leading to front door and side gate.

Rear: Good sized southerly facing garden, lawn, paved patio area, flower and shrub borders, gated access to side.

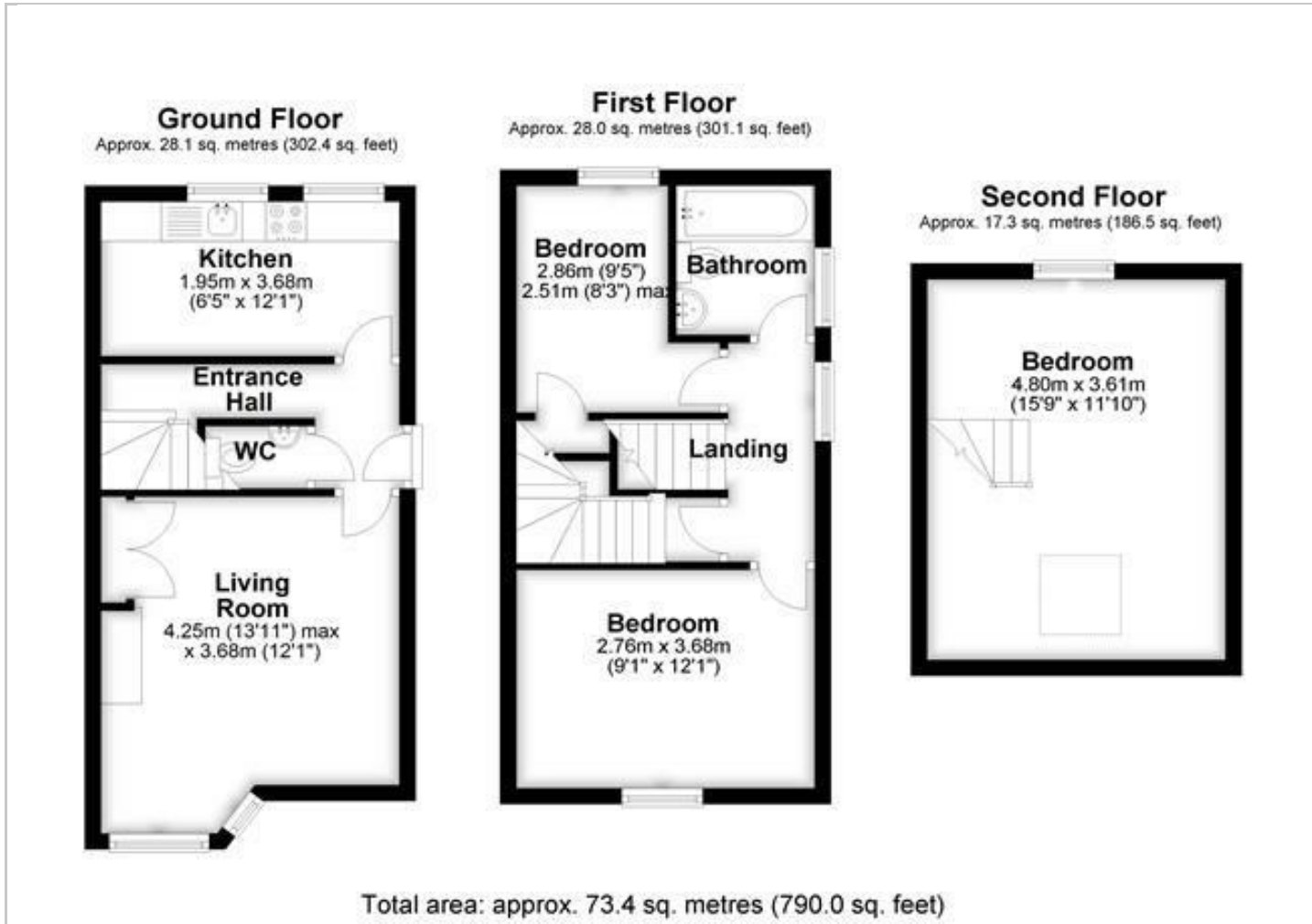
General note: The neighbouring property has right of way through the rear garden to get access to their garden.

## Directions





## Floor Plans



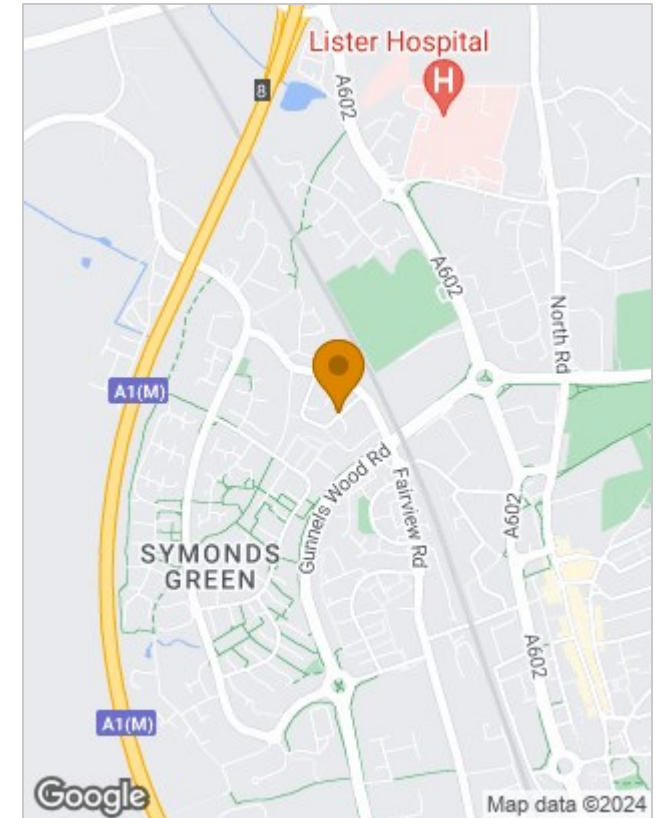
## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB  
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## Location Map



## Energy Performance Graph

