# HUNTERS®

HERE TO GET you THERE



157 Derby Way Stevenage, SG1 5TN

Realistic Offers Considered £345,000







## Tenure: Freehold

A spacious three bedroom semi detached family home, which is in need of modernisation, but offers great scope to improve. In brief the accommodation comprises of a spacious reception hall, ground floor cloakroom, kitchen, separate dining room with patio doors leading to the rear garden, good size lounge. On the first floor there is a master dual aspect bedroom with two further bedrooms, along with a family bathroom. Externally there is a private front and rear garden. The property is offered with no onward chain.







#### **GROUND FLOOR**

### Reception Hall

Stairs to first floor, understairs storage cupboard, door to rear.

#### Kitchen

9'1 x 7'2 (2.77m x 2.18m)

Window to front, wall and base units with matching work tops, space for cooker, extractor fan, space for fridge, freezer and washing machine. stainless steel sink, serving hatch to dining room, tiled walls.

## **Dining Room**

8'11 x 8'4 (2.72m x 2.54m)

Patio doors to rear, storage heater.

#### Lounge

14'7 x 11'2 (4.45m x 3.40m)

Two windows to front, storage heater.

#### Cloakroom

Low level w/c, wash hand basin, window to rear.

## FIRST FLOOR LANDING

Airing cupboard, hatch to loft.

#### **Bedroom One**

15'11 x 9'0 (4.85m x 2.74m)

Windows to front and rear, built in cupboard, storage heater

#### **Bedroom Two**

10'9 x 9'0 (3.28m x 2.74m)

Window to front, built in cupboard.

#### **Bedroom Three**

11'3 x 6'7 (3.43m x 2.01m)

Window to rear, storage cupboard.

#### Bathroom

Three piece suite comprising a panelled bath with shower over and screen, low level w/c, wash hand basin, tiled walls, window to front.

#### **OUTSIDE**

The property is approached via a gated access to the front garden which is laid to lawn with a block paved path. The rear garden is laid predominately to lawn, with a patio area and dwarf wall surround. Gated rear access, covered area leading to the back door. Garden shed.

Tel: 01438 313393













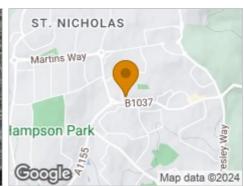




## Road Map Hybrid Map Terrain Map







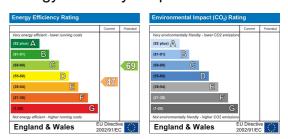
#### Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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