

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Canterbury Way

Stevenage, SG1 4EH

Guide Price £326,000



Council Tax: C



An opportunity to purchase a terraced house located on Canterbury Way This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for the whole family to unwind and rest comfortably.

The well-planned accommodation of this house ensures that every corner is utilised efficiently, providing a sense of spaciousness and functionality. Though the property requires some modernisation, this presents a wonderful opportunity for you to put your personal touch on the space and truly make it your own.



### Entrance

Front door leading to entrance vestibule, door leading to cloakroom. Glazed door leading to open plan kitchen/breakfast room/ hallway.

### Cloakroom

Low level W/C. Wash hand basin with tiled splashback with cupboard below.

### Kitchen/Breakfast Room

13'10 x 15'5 max (4.22m x 4.70m max)  
Window to the front, tiled flooring, excellent range of fitted wall and base units with complimentary worktops and breakfast bar, stainless steel bowl sink with mixer taps. Gas hob, built in oven, space for washing machine and dishwasher. Built in fridge freezer. Walk-in larder cupboard and additional storage cupboard. Radiator. Stairs to first floor. Archway leading to lounge.

### Lounge

15'5 x 13'2 (4.70m x 4.01m )  
Feature fireplace to one wall with shelving to either side, wall light points, door leading to rear, sliding doors to conservatory.

### Conservatory

9'9 x 8'0 (2.97m x 2.44m )  
Wall light points, windows to three aspects, door leading to rear garden.

### First Floor Landing

Hatch to loft, built in storage cupboard. Cupboard housing gas boiler and hot water tank.

### Bedroom One

15'11 max x 8'6 (4.85m max x 2.59m )  
Window to rear, radiator, wall light points.

### Bedroom Two

14'0 max x 9'1 (4.27m max x 2.77m )  
Window to front, radiator.

### Bedroom Three

10'0 x 6'7 (3.05m x 2.01m )  
Window to rear, radiator, built in cupboards with worktop and shelving.

### Wetroom

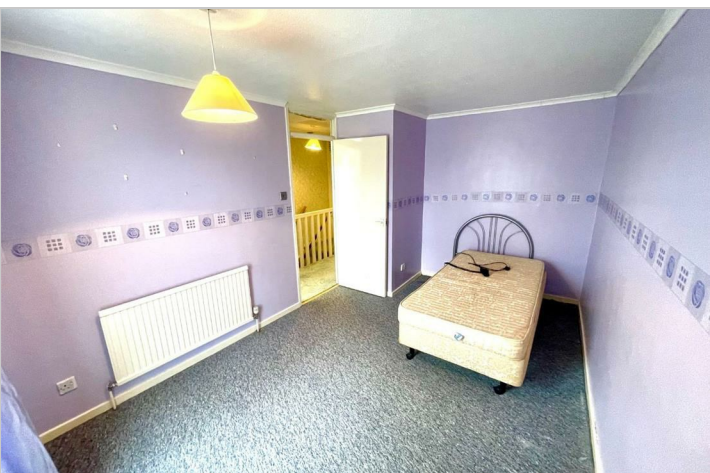
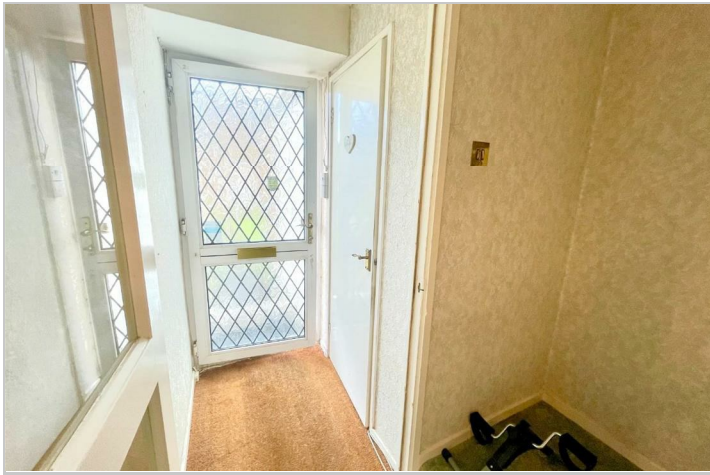
6'9 x 6 (2.06m x 1.83m )  
Part-tiled walls, electric shower unit with shower curtains, low level W/C, wash hand basin, radiator, extractor fan, window to front.

### Front

Approached via entrance with picketed fence, front garden laid to patio, built-in cupboard, ample off-street parking.

### Rear

Predominantly laid to patio with raised seating area, mature flower and shrub borders. Built in storage cupboard/shed.



## Road Map



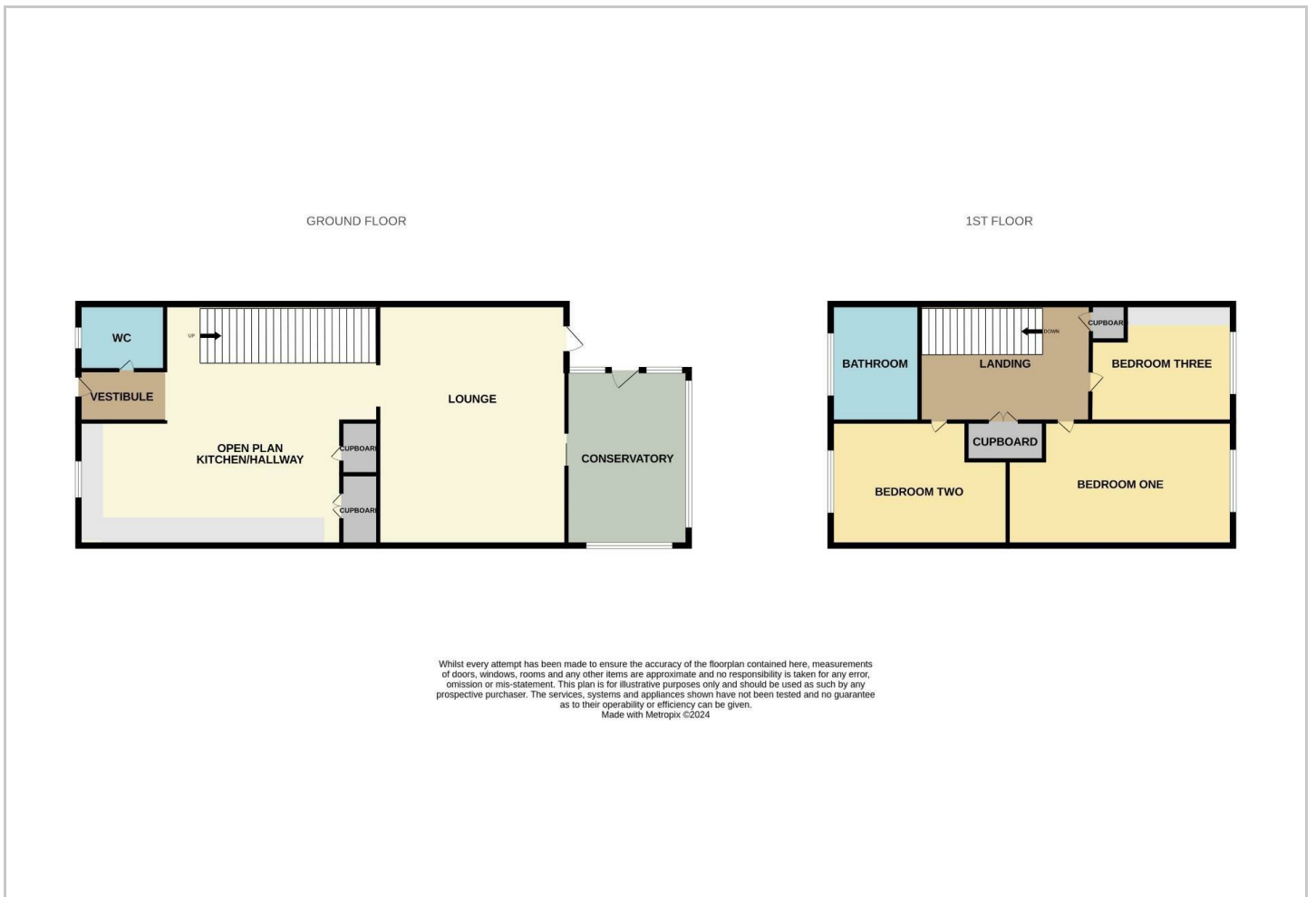
## Hybrid Map



## Terrain Map



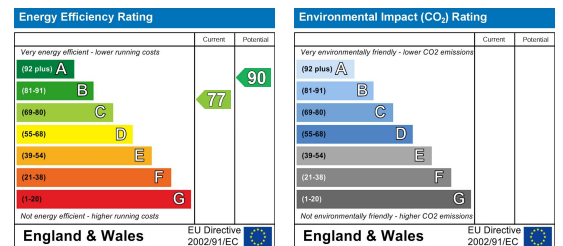
## Floor Plan



## 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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.