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54 Alleyns Road, Stevenage, SG1 3PP

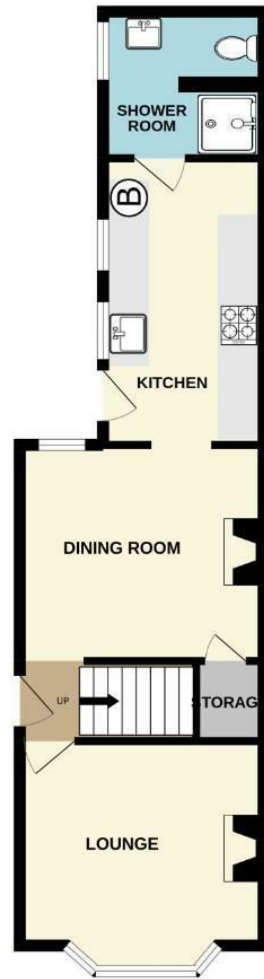
54 Alleyns Road, Stevenage, SG1 3PP

Guide Price £400,000

Located on a popular road in Stevenage OLD TOWN is this two double bedroom SEMI DETACHED house with a long South-Facing Rear Garden and period features throughout including fireplaces, wood flooring and cornicing. Internal accommodation comprises Lounge with bay window to the front, Dining Room, separate Kitchen, downstairs Shower Room with WC, two double Bedrooms on the first floor level with an Ensuite Bathroom off Bedroom One. There is also access to a Loft Room via a ladder in Bedroom Two which could be extended subject to planning permission.

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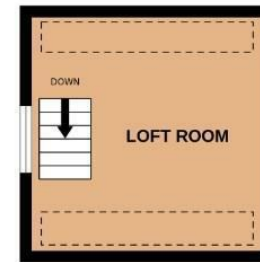
GROUND FLOOR



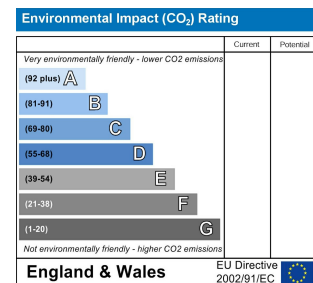
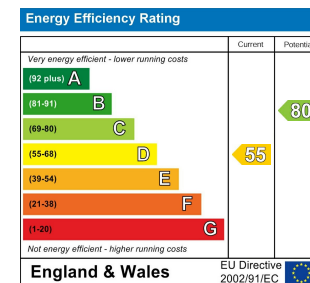
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance

Wood flooring, Stairs to first floor, Doors to Dining Room and Lounge

Lounge

11'9" (max) x 11'6" (max)

Carpeted, Radiator, Wood burner in fireplace, Shelving either side of chimney breast, Bay window to front aspect.

Dining Room

11'9" (max) x 10'9"

Wood flooring, Fireplace, Radiator, Space for dining table, Under stairs storage, Sash window to rear aspect, Opening to Kitchen.

Kitchen

Tiled flooring, Tiled splash back, Spot lighting, Matching wall and base units with wood counter above, Belfast sink with chrome mixer tap, Integrated four ring gas hob with oven below, Plumbed for dishwasher and washing machine, Space for tumble dryer and free-standing fridge/freezer, windows to side aspect, Wall mounted IDEAL boiler (installed in Nov 2020) Stable door to Rear Garden, Door to Shower Room.

Shower Room

Tiled flooring, Spot lighting, Shower cubicle with folding doors, Radiator, Wash hand basin, Low level WC, Frosted double glazed window to side aspect.

First Floor

Bedroom One

11'9" (max) x 10'9"

Feature fireplace, Wood flooring, Radiator, Space for free-standing wardrobes, Sash window to rear aspect, Door to Ensuite Bathroom

Ensuite Bathroom

Vinyl flooring, Spot lighting, Wash hand basin, Low level WC, Heated towel rail, Panelled bath with shower above, Frosted single glazed window to rear aspect.

Bedroom Two

11'9" (max) x 9'4"

Wood flooring, Radiator, Feature fireplace, Sash window to front aspect, Door to Loft Room accessed by ladder.

Second Floor

Loft Room

14'3" (max) x 10'9" (max)

Boarded, Lighting, Single glazed window to side aspect, Carpeted, Restricted height as in the roof.

Outside

Front

Pebbled walkway to front door of the property, Large gate to Rear Garden.

Rear Garden


Long, South Facing, Decking to the side of the house, Laid to lawn in the main with shrubs and flower beds to the side, 2x Garden sheds - shed at bottom of garden has power.

Agents Notes

Preliminary details are yet to be approved by the vendor. A valid EPC is available however improvements have been made since it was issued.

COUNCIL TAX: Band C = £1,758.11 per annum.

Energy Efficiency Rating

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

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. 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.







