



Unmodernised Bungalow For Sale

Double Garage

Chain Free

1 Acre Plot with Garden, Paddock, Stables and Out Buildings.

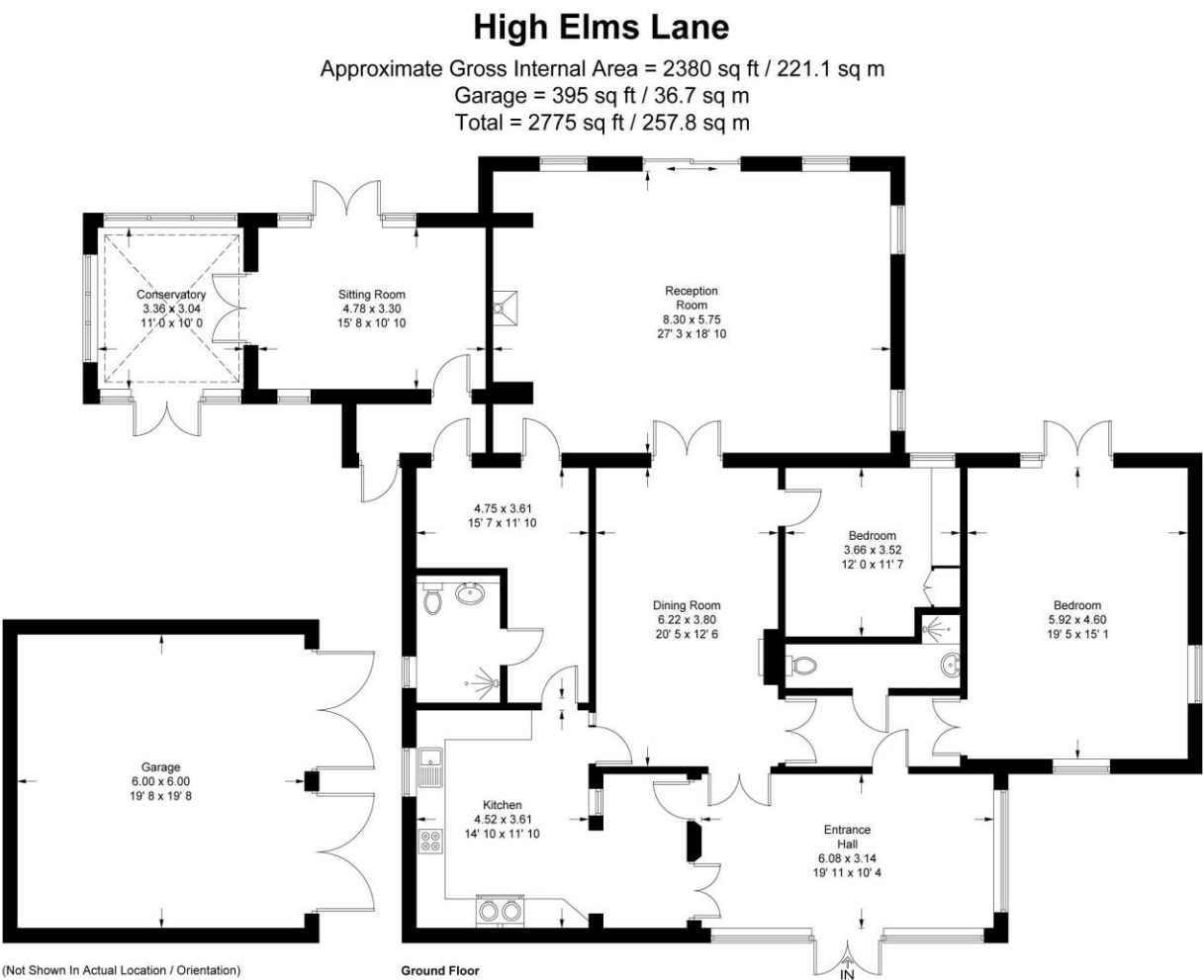
Beautiful Countryside Views



Idle End High Elms Lane
Stevenage, SG2 7DG

£1,000,000

Thomas Childs & Co exclusively bring to market a chain free detached bungalow located within the sought after village of Benington. The loved property comes to market in an acre plot and has house footprint of 2380 Sq Ft. Currently the house is configured as a two bedroom, five/six receptions, kitchen and two bathrooms, but the floor plan can be very versatile and we expect a buyer to want to modernise and perhaps develop (subject to Planning permission). The acre plot is spilt between formal gardens, a driveway, garage and then a rear paddock with stables and outbuildings. If you are looking for a idillic plot in the countryside that needs some modernisation then this is the house for you. We expect a lot of interest. Please contact Thomas Childs & Co to book in a viewing. Viewings strictly by appointment only. 01992 721 321



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy performance certificate (EPC)

Idle End
High Elms Lane
Benington
STEVENAGE
SG2 7DG

Energy rating

F

Valid until:

22 February 2035

Certificate number:

9386-3047-7202-9515-1204

Property type

Detached bungalow

Total floor area

192 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	22 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60