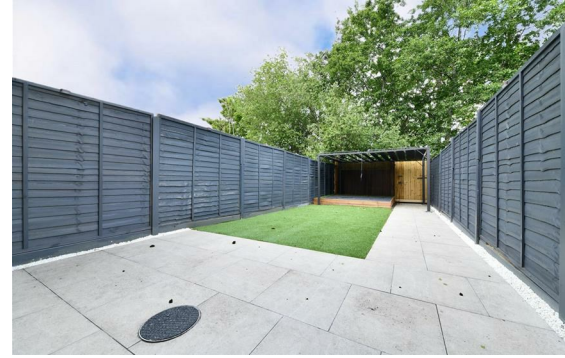




Tates Way
Stevenage | SG1 4WP

AGENT HYBRID

**Guide Price £335,000 -
£350,000**

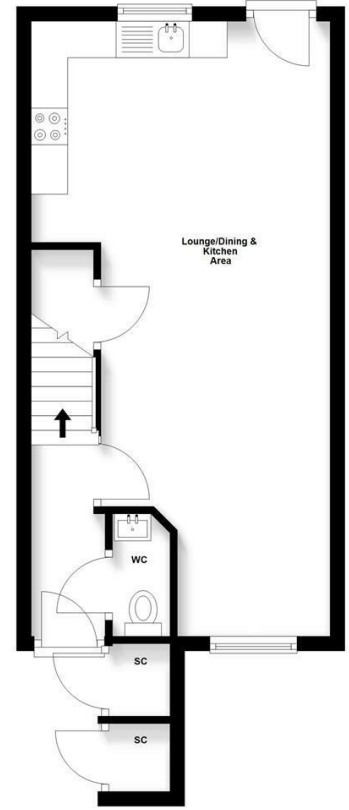


We are delighted to present to the market this chain-free and refurbished two-bedroom mid-terraced home, ideally positioned within a prime residential location, just a stone's throw from Lister Hospital and offering excellent access to the A1(M). Finished to a stylish contemporary standard throughout, the accommodation begins with an entrance hallway, providing access to a re-fitted downstairs WC and opening into an impressive open-plan kitchen, dining and living space. Designed with modern living in mind, the kitchen is fitted with elegant green shaker-style units, complemented by contrasting white work surfaces. Spaces are ready to accommodate a tall standing fridge freezer and an integral washing machine. A particular feature of the room is the striking acoustic panelled feature wall, cleverly concealing under-stairs storage while also creating the perfect backdrop for a mounted television. Stylish oak-effect flooring flows seamlessly throughout the ground floor, enhancing the contemporary aesthetic. Stairs rise to the first-floor landing, where you will find a re-fitted shower room, fully tiled in modern marble-effect tiling and complemented by matte black fittings, including a rainfall shower and matching taps. The property further benefits from two generously sized bedrooms, both offering wardrobe storage. Bedroom two has been thoughtfully enhanced with a walk-in style wardrobe area, discreetly hidden behind matching acoustic panelling to continue the modern design theme established downstairs. Externally, the home enjoys a private and newly landscaped rear garden, featuring a contemporary paved patio seating area, artificial lawn, and a raised decked seating platform to the far end, ideal for entertaining or relaxing outdoors. Convenient gated rear access leads back to the front of the property, where there are also two convenient storage cupboards by the front door. Parking is available within the communal spaces to the front on a first-come, first-served basis. This superb home would make an ideal first-time purchase or investment opportunity, and viewing is highly recommended to fully appreciate the quality and finish on offer.

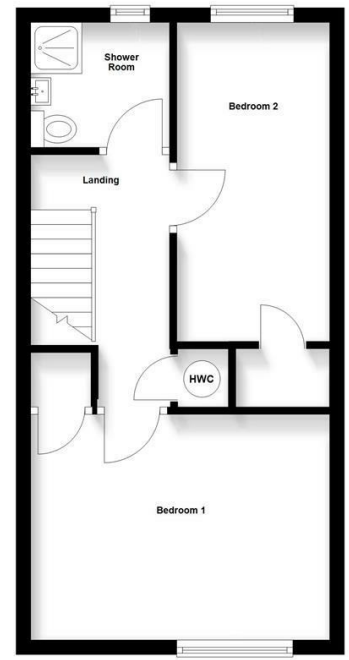
DIMENSIONS

- Entrance Hallway 10'1 x 3'4
- Downstairs WC 5'6 x 2'7
- Open Plan Kitchen/Dining & Lounge area 27'7 x 13'5 (max to max)
- Bedroom 1: 13'5 x 9'7
- Bedroom 2: 17'6 x 6'9 (inc robes)
- Shower Room 6'2 x 5'7

Ground Floor
Approx. 38.1 sq. metres (388.7 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.2 sq. feet)



Total area: approx. 70.7 sq. metres (760.9 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			

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