



Connells

Augustus Gate
Chells Manor Stevenage

Augustus Gate Chells Manor Stevenage SG2 7QY

for sale
£375,000



Property Description

We are pleased to bring to market this three bedroom end terraced home in a popular residential location. This will make the ideal family home and must be viewed!

Internally, There is an entrance porch with a door leading to the downstairs cloakroom, a spacious lounge and a fitted kitchen / diner with patio doors leading onto the rear garden. The garage has been converted to create a utility room and additional reception room which can be used a study or playroom. On to the first floor, there is a landing with doors leading to three good sized bedrooms and a family bathroom.

Externally, there is driveway parking to the front as well as a neat front garden. The rear garden is enclosed and mostly laid to lawn with a patio area. There is also a rear access gate.

Augustus Gate is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchased does not go ahead!

Entrance Hall

Downstairs Cloakroom

Lounge

Kitchen / Diner

Utility Room

Study

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Front Garden

Driveway

Rear Garden







Ground Floor



First Floor

Total floor area 81.5 m² (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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8 Market Place
STEVENAGE SG1 1DB

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STV312694



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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