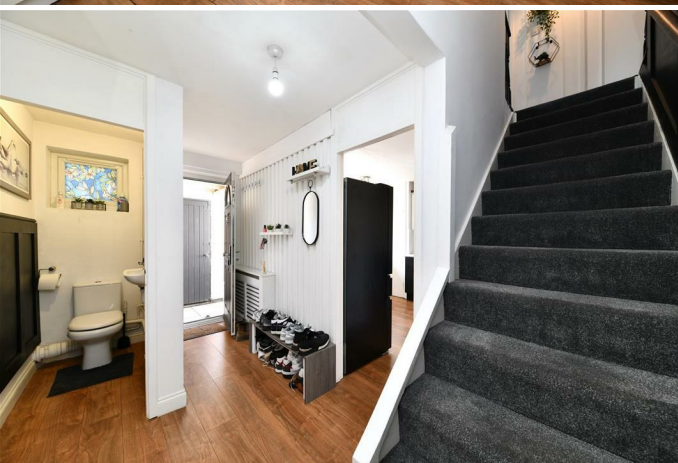




The Hyde
Stevenage | SG2 9SD

AGENT HYBRID

Guide Price £250,000 -
£260,000



We welcome to the market this well-presented and spacious three-bedroom maisonette, ideally situated above a convenient parade of shops in the popular Shephall area of Stevenage. The location offers excellent everyday amenities right on your doorstep, including a Co-op, pharmacy, post office, bakery, and a variety of takeaway outlets. Access to the property is via a communal stairwell to the side of the building, leading up to a first-floor terrace. From here, a private gate opens into the courtyard garden, which also benefits from two useful outdoor storage cupboards. Inside, a composite front door opens into a welcoming entrance hallway, where you'll find access to a WC, the Kitchen and a spacious, front-facing lounge/diner. The lounge is enhanced by the addition of a feature media wall. The kitchen is fitted with sleek black base units, white gloss eye-level cabinets, and has space for both a washing machine and an American-style fridge/freezer. Stairs rise from the hallway to the first floor, complete with attractive wall panelling to one side. The landing gives access to two large storage cupboards, a fully re-fitted family bathroom finished in striking white marble-effect tiles with stylish black trim and black sanitaryware, and three well-proportioned bedrooms, each benefitting from their own built-in storage. This is a spacious and well-located home offering excellent value and convenience. Viewing comes highly recommended.

DIMENSIONS & LEASE INFO

First Floor
Entrance Hallway
WC
Kitchen 12'9 x 10'2 (max to max)
Lounge/Diner 16'10 x 13'8

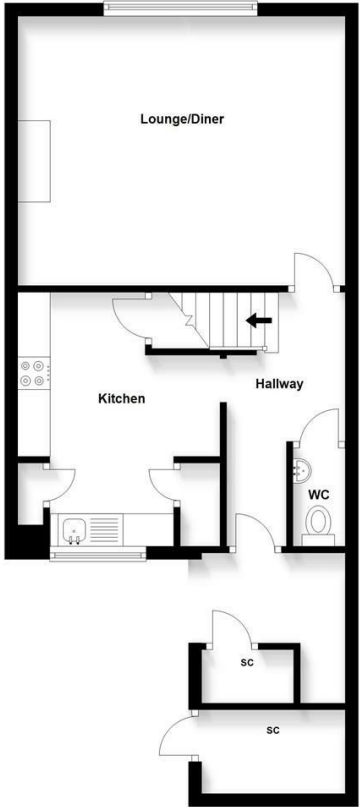
Second Floor
Bedroom 1: 13'10 x 10'1
Bedroom 2: 10'1 x 9'9
Bedroom 3: 10'8 x 6'3
Family Bathroom

N.B.

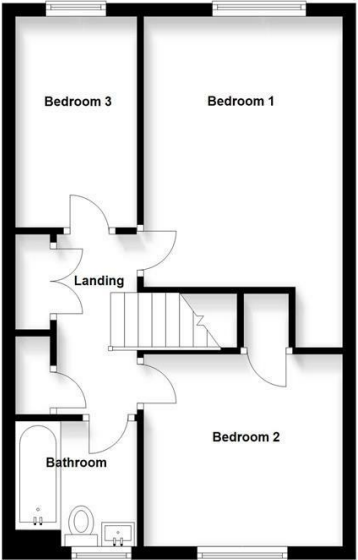
113 years approx remaining on the lease.
£70 pcm approx. service charge.
£150 per annum approx. ground rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
	73	76

First Floor
Approx. 49.5 sq. metres (532.5 sq. feet)



Second Floor
Approx. 41.1 sq. metres (442.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.6 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 purposed 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.

Agent Hybrid
57 High Street, Stevenage, Hertfordshire, SG1 3AQ
Tel: 01438 870673 - enquiries@agenthybrid.co.uk
www.agenthybrid.co.uk

AGENT HYBRID