Vincent Gardens
Stevenage | SG1 2GD

AGENT HYBRID

# Guide Price £350,000 - £375,000

Situated within the popular Vincent Gardens development in Stevenage, this attractive two-bedroom semi-detached home offers modern accommodation combined with a convenient location close to the Historic Stevenage Old Town. Built less than ten years ago, the property is well presented throughout and would make an excellent home for first-time buyers, professionals or those looking for a modern property in a well-established residential setting.

The property offers a welcoming reception room, while the standout feature of the ground floor is the excellent kitchen/diner. This provides a generous and sociable space for everyday living and entertaining, with ample room for a dining table and direct access to the rear garden. The two well-proportioned bedrooms are located upstairs, alongside a modern bathroom fitted with contemporary fixtures and fittings.

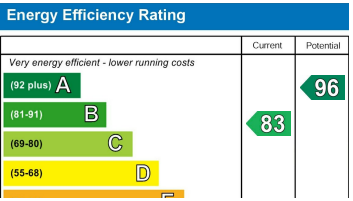
The location is a particular highlight, with Stevenage Old Town just a short stroll away. Here, you will find a fantastic selection of shops, cafés, restaurants and local amenities, providing everything you need close to home. The property is also well placed for access to Stevenage town centre and the wider range of facilities available within the town.

Externally, the property benefits from a well-maintained rear garden, providing a pleasant private space for outdoor dining, entertaining or simply relaxing. There is also parking for two vehicles, which is a particularly useful feature and adds further convenience to the property.

Having been carefully maintained by the current owners, the property is ready to move into and offers an excellent opportunity to acquire a modern two-bedroom home in a sought-after and convenient part of Stevenage. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

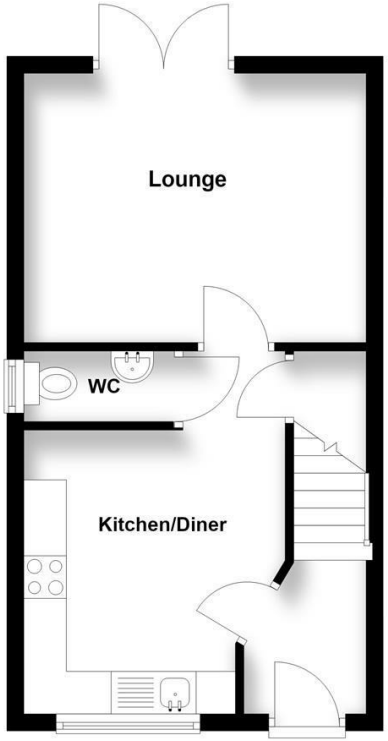
## Dimensions

Kitchen/Diner: 12'10 x 10'1
Lounge: 13'3 x 10'5
Bedroom 1: 10'11 x 10'1
Bedroom 2: 13'4 x 8'8
Bathroom: 7'2 x 6'6
W/C: 5'10 x 3'5



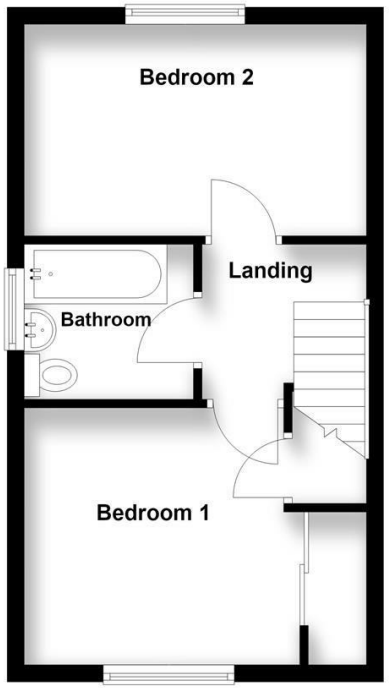

## Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)




## First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)




Total area: approx. 60.7 sq. metres (653.6 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.

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