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**12 Pound Avenue, Stevenage, SG1 3JA**

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## Guide Price £210,000

Public Notice: 18/05/26 - 12 Pound Avenue, Stevenage, SG1 3JA

We advise that an offer has been made for the above property in the sum of £210,000.

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

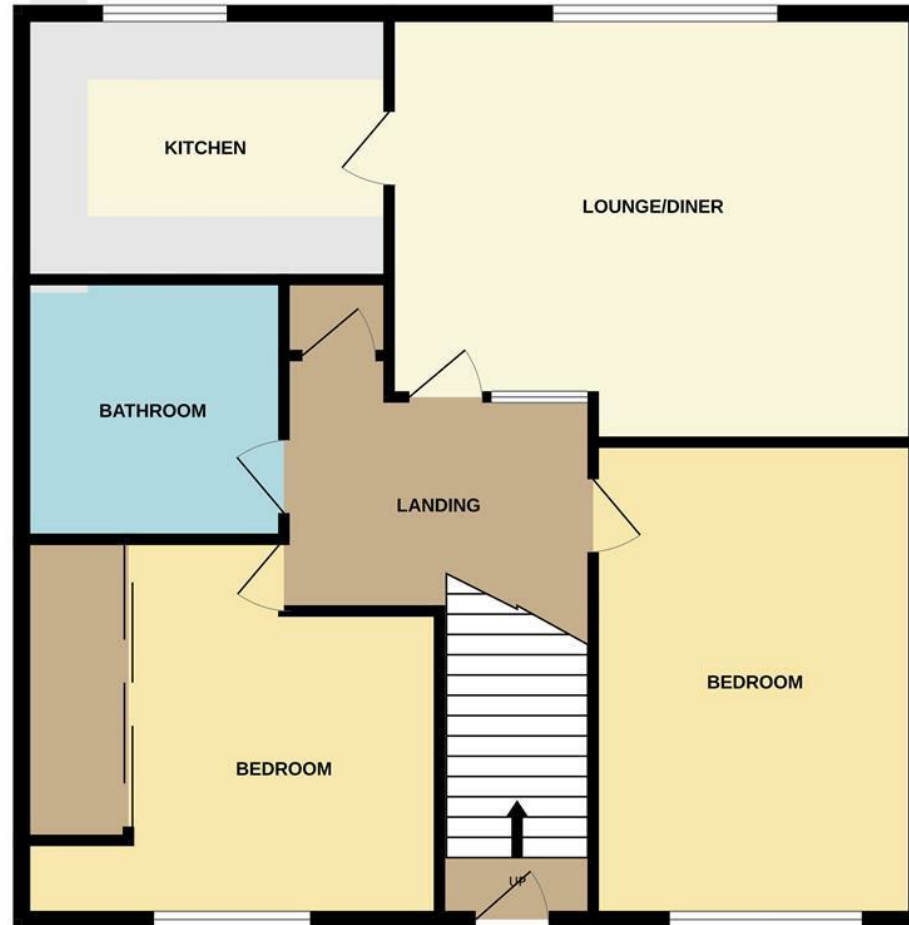
iwEstates - Estate & Lettings Agents Stevenage, 53 High Street, Stevenage, SG1 3AQ t: 01438 313393

- Chain Free
- In need of some refurbishment
- Allocated parking space
- Long lease length remaining
- Old Town location
- Ideal first time purchase or investment opportunity
- Walking distance to mainline train station perfect for the London commute

Stevenage Sales 53 High Street, Stevenage, Hertfordshire SG1 3AQ | 01438 313 393

Stevenage@iwestates.com | www.iwestates.com

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**The Property**

Located in the heart of the Old Town on the desirable Pound Avenue, this charming purpose-built maisonette offers a delightful living experience. The property features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. Boasting two comfortable bedrooms, perfect for a small family or couple, this property is also offered CHAIN FREE. Situated in a vibrant community, residents will benefit from easy access to the High Street, local amenities, including shops, parks, and transport links, ensuring that everything you need is within reach. This property is an excellent opportunity for first-time buyers or investors looking to add to their portfolio.

**Ground Floor**

**Entrance**

Stairs rising to first floor

**Landing Area**

**Lounge**

14'8" x 13'7"

**Kitchen**

9'4" x 7'6"

**Bedroom One**

11'8" x 12'1"

**Bedroom Two**

8'0" x 11'9"

**Bathroom**

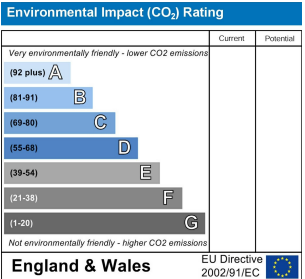
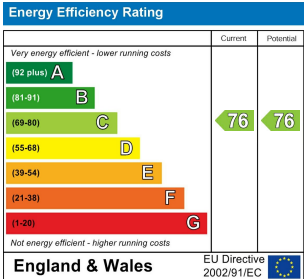
6'7" x 6'8"

**Outside**

**Allocated Parking Space**

**Lease Details**

We have been advised:  
Service Charges - £444pa  
Ground Rent - Peppercorn rent  
Lease length - 999yrs from 1 Jan 2008



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.



Allocated parking space







PRIVATE  
11-12-13-14  
HARRISON  
CLOSE  
←  
18-20-22  
POUND  
AVENUE →