



iwestates.com

50 Augustus Gate, Stevenage, SG2 7QY

50 Augustus Gate, Stevenage, SG2 7QY

Guide Price £425,000

A four bedroom end of terrace family home with garage en bloc and driveway - Located in the desirable area of Chells Manor. Well presented throughout, separate dining room, utility room and downstairs w/c. Walking distance to local amenities, schools and Box Wood leading to Great Ashby Park.

- Garage En Bloc
- Chells Manor Location
- Separate Utility Room
- Well presented garden with decked seating area
- Driveway allowing for off road parking and additional space in front of the property
- Downstairs W/C
- Large Kitchen with Breakfast bar area



Ground Floor



First Floor



Garage

Entrance Hallway

Front door leads into the property. Stairs rise to first floor.

W/C

Window to side aspect. Radiator. Low level w/c. Wash hand basin. Location of fuse board.

Lounge

13'9" x 14'7"
Window to front aspect. Radiator. French doors to dining room.

Kitchen

9'5" x 14'8"
Dual aspect room. Radiator. Ample fitted matching eye level and base units with roll edge work surfaces over. Space for large RangeMaster Cooker. Extractor hood over. One and half bowl sink unit. Space for fridge/freezer. Breakfast bar area. Tiled flooring.

Utility Room

Door to side aspect. Fitted units with plumbing for washing machine.

Dining Room

13'4" x 7'9"
French doors leading out to the rear garden. Radiator. Laminate flooring.

First Floor

Landing

Bedroom One

10'8" x 10'5"
Window to the front aspect. Radiator. Integral storage cupboard.

Bedroom Two

10'4" x 9'5"
Window to the front aspect. Radiator. Integral storage cupboards.

Bedroom Three

11'2" x 7'3"
Window to rear aspect. Radiator.

Bedroom Four

6'4" x 6'6"
Window to the rear aspect. Radiator.

Bathroom

6'4" x 6'6"
Window to the rear aspect. Heated towel rail. Tiled throughout. Panelled bath with shower over. Vanity sink unit with LED mirror over. Low level w/c.

Outside

Front

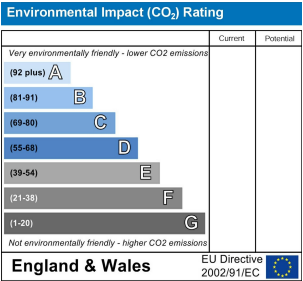
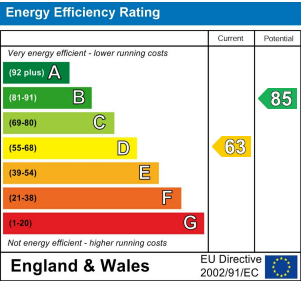
Low maintenance frontage which can provide further parking to the front aspect.

Rear

Enclosed by panel fencing. Gated access. Decked seating area. Laid to lawn in the main.

Garage En Bloc

Up and over door. Providing additional storage space.



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.







