



Keller Close  
Stevenage | SG2 8BJ

AGENT HYBRID

**Guide Price £340,000 - £350,000**



GUIDE PRICE £340,000 - £350,000 \* We welcome to the market, a CHAIN FREE, well presented, Three Bedroom End of Terraced Home, located within close proximity to Fairlands Valley Lakes. Accommodation briefly comprises of. An Entrance Hallway, with doors leading to a modern kitchen and a good-sized Lounge/Diner. From here, French doors lead out to a Conservatory. Stairs rise to the first floor landing where you will find Three Good Sized Bedrooms and a Modern Family Bathroom. Externally, the property benefits from a Re-Landscaped Rear Garden and Allocated Parking to the side for two cars. Viewing comes highly recommended.

#### DIMENSIONS

Entrance Hallway - 8'7 x 6'0

Kitchen - 8'2 x 8'8

Lounge - 11'5 x 16'1

Pantry (in lounge) - 6'0 x 2'9

Conservatory - 9'6 x 9'7

Bedroom 1 - 13'3 x 8'6

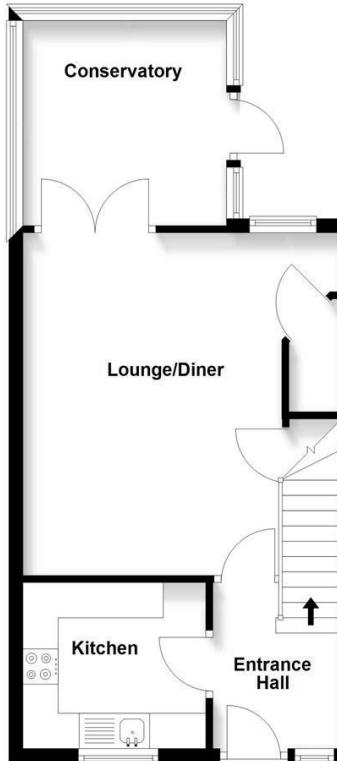
Bedroom 2 - 10'9 x 8'1

Bedroom 3 - 9'3 x 6'3

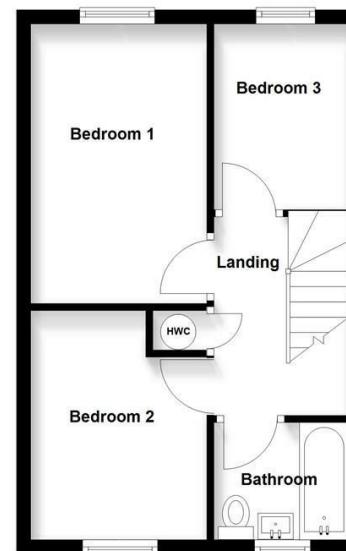
Bathroom - 6'4 x 5'7

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	88	
(55-68) D	73	

**Ground Floor**  
Approx. 41.8 sq. metres (449.5 sq. feet)



**First Floor**  
Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes 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

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