



**Connells**

**Shackledell  
Stevenage**



### Property Description

CHAIN FREE - A SPACIOUS three DOUBLE bedroom end of terrace with OFF STREET PARKING requiring modernisation throughout & located in a popular residential area. The ground floor also benefits from being EXTENDED to create additional living space & benefits from gas radiator central heating and a modern combi boiler.

Accommodation comprises a entrance hall, cloakroom, fitted kitchen, lounge and spacious dining area/ second reception completing the ground floor & generous storage throughout. Upstairs there are three double bedrooms and a family bathroom. Externally there is a large front garden with a driveway and a enclosed rear garden.

Shackledell is off Valley Way & is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides & fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars & the pedestrian new town centre with indoor market.

**IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

**Entrance Hall**

**Cloakroom**

**Lounge**

13' 1" x 10' 5" ( 3.99m x 3.17m )

**Dining Room**

13' 9" x 7' 9" ( 4.19m x 2.36m )

**Extension**

12' 9" x 7' 6" ( 3.89m x 2.29m )

**Kitchen**

12' 5" x 8' 8" ( 3.78m x 2.64m )

**Utility Area**

8' 9" x 5' 2" ( 2.67m x 1.57m )

**Landing**

**Bedroom One**

13' 9" x 9' 4" ( 4.19m x 2.84m )

**Bedroom Two**

13' 2" x 9' 3" ( 4.01m x 2.82m )

**Bedroom Three**

13' 8" Max x 9' 4" ( 4.17m Max x 2.84m )

**Bathroom**

Front Garden

Driveway

Rear Garden





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



To view this property please contact Connells on

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8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: D    Council Tax  
 Band: C

view this property online [connells.co.uk/Property/STV312290](http://connells.co.uk/Property/STV312290)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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