



Webb Rise  
Stevenage | SG1 5QE

AGENT HYBRID

# £325,000

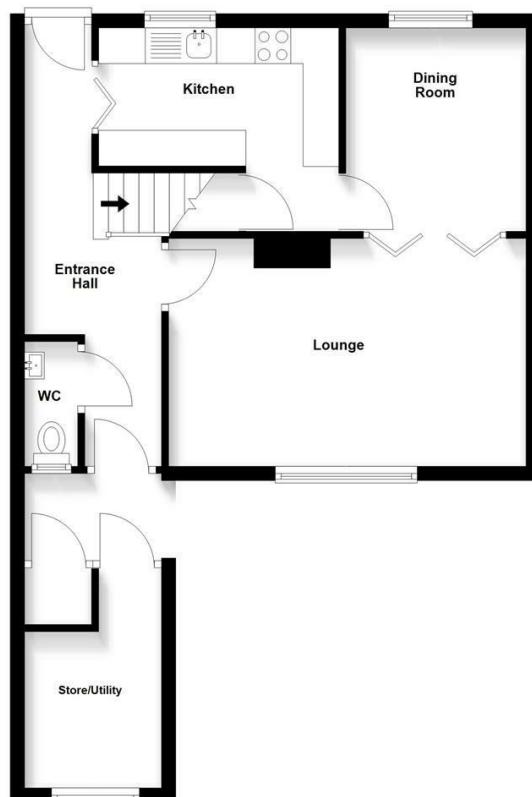


We are pleased to bring to the market this well-presented three-bedroom mid-terraced family home, situated in the sought-after Pin Green area of Stevenage. The property is conveniently located within easy reach of the town centre and mainline train station, offering fast and direct links to London Kings Cross and St Pancras. The accommodation comprises a welcoming entrance hallway with doors leading to a downstairs WC, a modern fitted kitchen, a separate dining room, and a generous lounge. Stairs rise to the first-floor landing, where you will find three well-proportioned bedrooms and a family shower room. Externally, the property benefits from a low-maintenance, landscaped south-facing rear garden, along with a brick-built external store that provides a useful utility area. Rear parking is available on a first-come, first-served basis. Further internal improvements include an upgraded central heating system, replacement windows, and new front and rear doors. Viewing is highly recommended to fully appreciate this home.

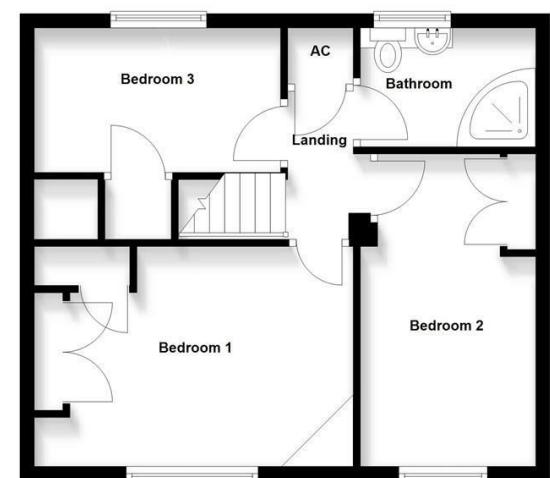
## DIMENSIONS

Entrance Hallway  
 Downstairs WC  
 Lounge 16'6 x 10'6  
 Kitchen 11'1 x 9'8  
 Dining Room 9'1 x 8'0  
 Bedroom 1: 14'4 x 9'8  
 Bedroom 2: 14'1 x 8'1  
 Bedroom 3: 11'6 x 6'7  
 Family Bathroom 6'7 x 5'5  
 Out Store 10'1 x 6'0

**Ground Floor**  
 Approx. 558.2 sq. feet



**First Floor**  
 Approx. 465.1 sq. feet



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

Total area: approx. 1023.3 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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