



Fairfield Crescent  
Stevenage | SG1 6GF

AGENT HYBRID

**Guide Price £220,000 -  
£230,000**



Welcome to this well-presented flat located on Fairfield Crescent in the desirable area of Great Ashby, Stevenage. This property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The property offers a spacious lounge/diner that boasts a lovely Juliette balcony, allowing natural light to flood the room and providing a pleasant view of the surroundings. This inviting space is perfect for both relaxation and entertaining guests.

The flat also includes a well-appointed bathroom, ensuring convenience for all residents. With an extended lease, you can enjoy peace of mind and security in your investment. Additionally, the property benefits from allocated parking, a valuable feature in this sought-after location.

Great Ashby is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, all within easy reach. This flat presents an excellent opportunity for those looking to settle in a friendly neighbourhood.

This two-bedroom flat on Fairfield Crescent is a wonderful blend of comfort, convenience, and community. With its spacious living area, extended lease, and allocated parking, it is a property not to be missed.

**Dimensions**

- LOUNGE/DINER: 16' 2 x 11' 4
- KITCHEN: 13' 0 x 5' 8
- BEDROOM 1: 12' 6 x 9' 3
- BEDROOM 2: 12' 6 x 7' 6
- BATHROOM 7' 2 x 5' 9



**Total area: approx. 54.5 sq. metres (586.6 sq. feet)**

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not 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.

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

**Agent Hybrid**

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