



Connells
01438 310 096
FOR SALE

Connells

Bandley Rise
Shephall Stevenage

Bandley Rise Shephall Stevenage SG2 9LS

for sale
£375,000



Property Description

We are pleased to bring to market this extended three/four bedroom terraced home, ideally located in the popular residential area of Shephall, within easy reach of local amenities & the town centre. There is a neat enclosed rear garden with large shed & ample driveway parking to the front, with shared side passageway

The ground floor has been extended to provide a large modern fitted kitchen/breakfast room, additional room which can be used as a bedroom or family room & spacious living to the front. The first floor has three good sized bedrooms in addition to a modern three piece family bathroom with wall mounted shower unit.

Bandley Rise in Shephall 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 a 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

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Stairs rising to first floor landing, understairs storage

Spacious Living Room

2 radiators, ceiling downlighters, oak laminate flooring, feature fireplace, Double glazed window to front

Extended Kitchen/Breakfast

Extensive range of floor & wall mounted storage units with drawers & work tops over, sink & drainer unit with mixer tap, plumbing & space for washing machine & dishwasher, space for range with hood over, floor space for fridge/freezer, fitted breakfast bar, tiled flooring, partly tiled walls, Double glazed window to rear, door to

Downstairs Bedroom/Family Room

Radiator, Double glazed 'French style' doors to rear garden

First Floor Landing

Radiator, built in airing cupboard

Bedroom One

Built in wardrobe, radiator, access to loft with pull down ladder, partly boarded & insulated, Double glazed windows to front

Bedroom Two

Radiator, Double glazed window to rear

Bedroom Three

Built in wardrobe & storage space, Double glazed window to front

Modern Family Bathroom

Comprises low level WC, wash hand basin, bath with fitted shower & wall mounted shower unit over, tiled walls, extractor fan, ceiling downlighters, heated towel rail, Double glazed window to rear

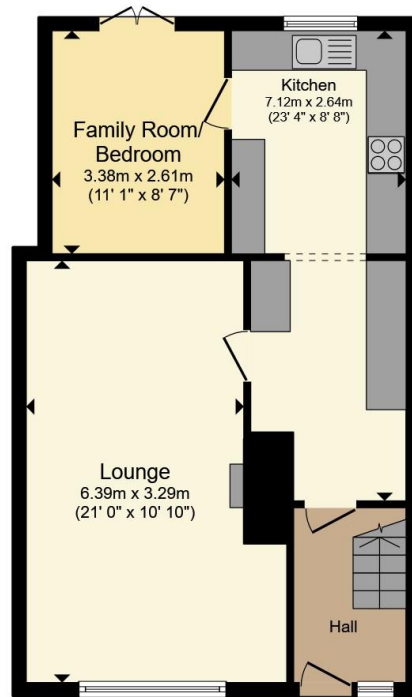
Outside

Ample Driveway To Front

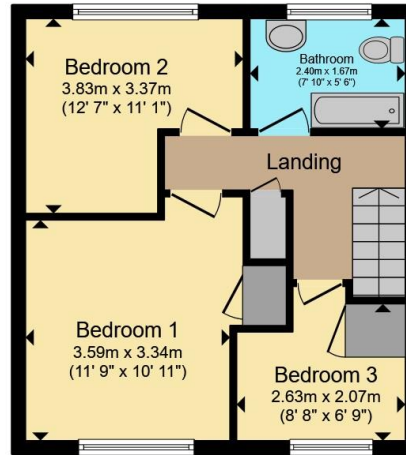
Rear Garden

Neat enclosed rear garden, shared side passageway with gated access, patio area with space for hot tub, outside tap, partly laid artificial lawn, outside power point, further patio area to the rear with large storage shed with light & power





Ground Floor



First Floor

Total floor area 92.0 m² (990 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

T 01438 318 080
E stevenage@connells.co.uk

8 Market Place
STEVENAGE SG1 1DB

EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/STV312814

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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