



Chapman Road  
Stevenage | SG1 4RJ

AGENT HYBRID

# £375,000



We are pleased to present to the market this chain-free two-bedroom semi-detached home, ideally positioned in a highly sought-after location, just a stone's throw from Lister Hospital and within walking distance of the Historic Old Town High Street. Offering excellent potential to extend (subject to the necessary planning permissions), this property represents an ideal first-time purchase or investment opportunity. The accommodation comprises an entrance lobby, leading into a spacious lounge with sliding patio doors opening onto the side garden, creating a light and airy living space. A further door leads through to a generous kitchen/diner, providing ample room for dining and everyday living. To the first floor, you will find a modern shower room and two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted mirrored wardrobes. Externally, the property enjoys a wrap-around garden, with a south-west facing rear aspect featuring a block-paved seating area, ideal for outdoor entertaining, and a north-west facing side garden predominantly laid to lawn. Gated access leads to a single garage, with a driveway providing off-road parking for one vehicle. Viewing is highly recommended to fully appreciate the location, potential, and overall appeal of this home.

## DIMENSIONS

Entrance Lobby 5'4 x 4'4

Lounge 17'4 x 13'0

Kitchen/Diner 13'0 x 9'0

Bedroom 1: 13'0 x 9'3 inc robes

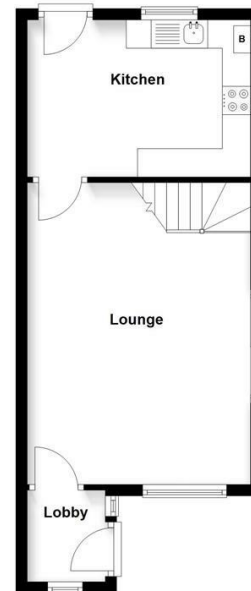
Bedroom 2: 13'0 x 9'0

Shower Room 8'4 x 4'7

Garage 17'1 x 8'9

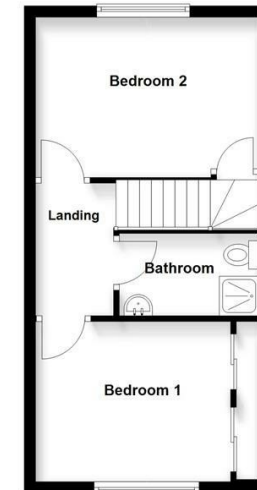
### Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



### First Floor

Approx. 32.4 sq. metres (348.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 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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