



Old Bourne Way
Stevenage | SG1 6AE

AGENT HYBRID

**Guide Price £400,000 -
£425,000**



GUIDE PRICE £400,000 - £425,000 * We are delighted to present to the market this chain-free and well-presented three-bedroom end-of-terrace family home, ideally situated within a sought-after road in the ever-popular Great Ashby area. The accommodation begins with an entrance hallway, providing access to a downstairs WC and a generously sized lounge, creating a comfortable and inviting living space. An opening leads seamlessly through to a dedicated dining area, with French doors opening onto the rear garden, allowing natural light to flood the room. A further door leads into the modern fitted kitchen, offering practicality for everyday family living. To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish re-fitted fully tiled shower room, finished to a contemporary standard. Externally, the property benefits from a private south-facing rear garden, predominantly laid to lawn and complemented by a patio seating area, ideal for outdoor dining and entertaining. Further advantages include an attached single garage fitted with an electric shutter door, along with a block-paved driveway providing off-road parking for at least two vehicles. Additional improvements carried out within the last four years include the installation of replacement UPVC double glazed windows and a new boiler, offering added peace of mind for prospective purchasers. This superb home would make an ideal family purchase, and viewing is highly recommended to fully appreciate the accommodation and location on offer.

DIMENSIONS

- Entrance Hallway
- Downstairs WC
- Lounge 12'8 x 12'6
- Dining Area 10'9 x 7'7
- Kitchen 10'9 x 7'5
- Bedroom 1: 9'9 x 9'2 (excl robes)
- Bedroom 2: 10'2 x 9'3
- Bedroom 3: 9'4 x 7'1
- Family Bathroom
- Garage 17'2 x 8'5

Energy Efficiency Rating

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

Ground Floor

Approx. 49.5 sq. metres (532.9 sq. feet)



First Floor

Approx. 35.6 sq. metres (382.7 sq. feet)



Total area: approx. 85.1 sq. metres (915.6 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.

Agent Hybrid

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