



Archer Road, Pin Green, SG1 5QR

£325,000



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Archer Road, Stevenage

CHAIN FREE | Three Bedrooms | WC | Spacious | Ideal Location | Freehold

This CHAIN FREE three-bedroom terraced home is now available and ideally positioned overlooking a large green, which leads directly to Fairlands Valley Park. The property is within walking distance of local shops, amenities, bus routes, and both primary and secondary schools. Stevenage Town Centre and the Railway Station are also easily accessible.

The ground floor includes an entrance hall with a WC, a modern fitted kitchen with appliances, a separate dining room, and a living room. Upstairs, the first floor features a master bedroom with a storage cupboard, a second double bedroom, a third small double bedroom with a storage cupboard and a shower cubicle, and a family bathroom.

Outside, the rear garden is beautifully maintained, with brick-built storage and gated access to a communal car park. The front garden is enclosed, overlooking a large green with trees.

The property is in Council Tax Band C under Stevenage Borough Council.

Stevenage, located in Hertfordshire, offers excellent travel connections across the UK and boasts both a Historic Old Town and a New Town. The Old Town features a range of restaurants, cafes, local businesses, beauty salons, and schools. The New Town, currently undergoing regeneration, offers extensive shopping facilities, a bus station, a library, a theatre, and an arts centre. It also includes a mainline train station and an adjoining leisure complex with restaurants and entertainment options. The town offers a wide range of schools, recreational grounds, the Fairlands Valley Activity Centre, and Stevenage Borough Football Club.





Front door into:

Porch:

Window to side and door to:

Entrance Hall:

Stairs to first floor, rad and doors to:

Kitchen:

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, appliance space for cooker and dishwasher, under stairs cupboard, window to front and opening to:

Dining room:

Window to front and radiator.

Lounge:

Radiator, gas fire and window to rear.

Downstairs WC

Suite comprising low level WC and wash hand basin.

Utility Room:

Door to rear garden, work top area and window to side.

First Floor Landing:

Airing cupboard, access to loft and doors to:

Bedroom One:

Window to rear cupboard and radiator.

Bedroom Two:

Window to rear and radiator.

Bedroom Three:

Window to rear, cupboard and radiator.

Bathroom:

White fitted bathroom suite comprising of low level WC, Wash hand basin with mixer tap and panelled bath with shower over the bath and opaque window to rear.

Front Garden

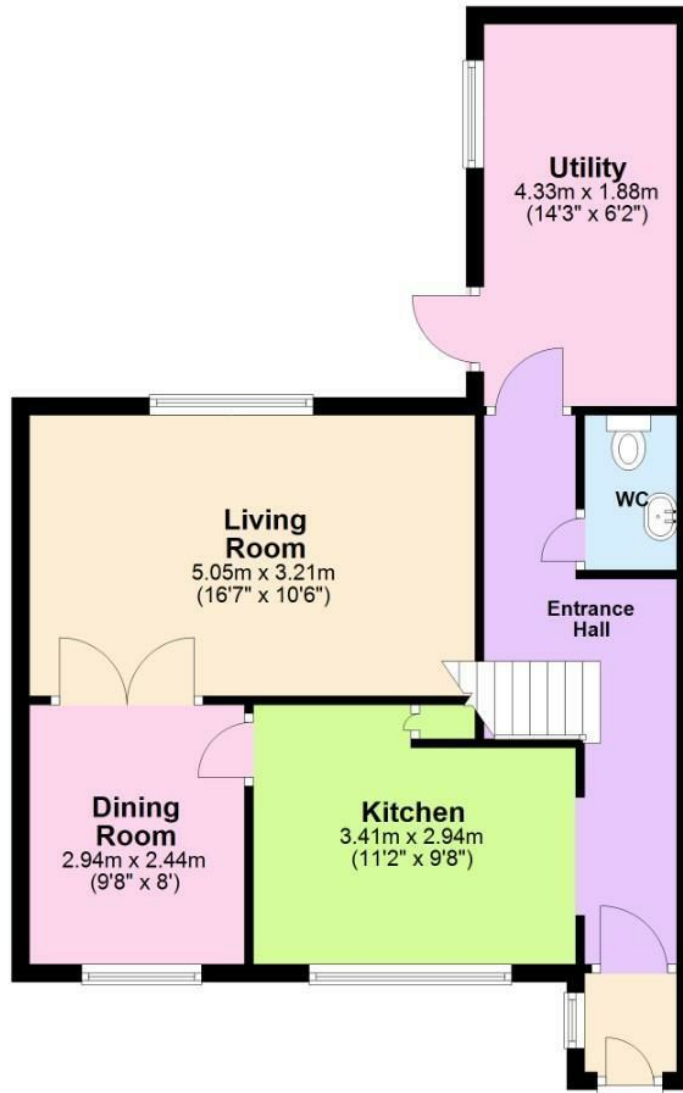
Path leading to front door. Enclosed to all boundaries.

Rear Garden

Large back garden. Path leading to rear gate. Mainly laid lawn.

Ground Floor

Approx. 53.9 sq. metres (580.5 sq. feet)




First Floor

Approx. 53.2 sq. metres (573.0 sq. feet)



Total area: approx. 107.2 sq. metres (1153.5 sq. feet)

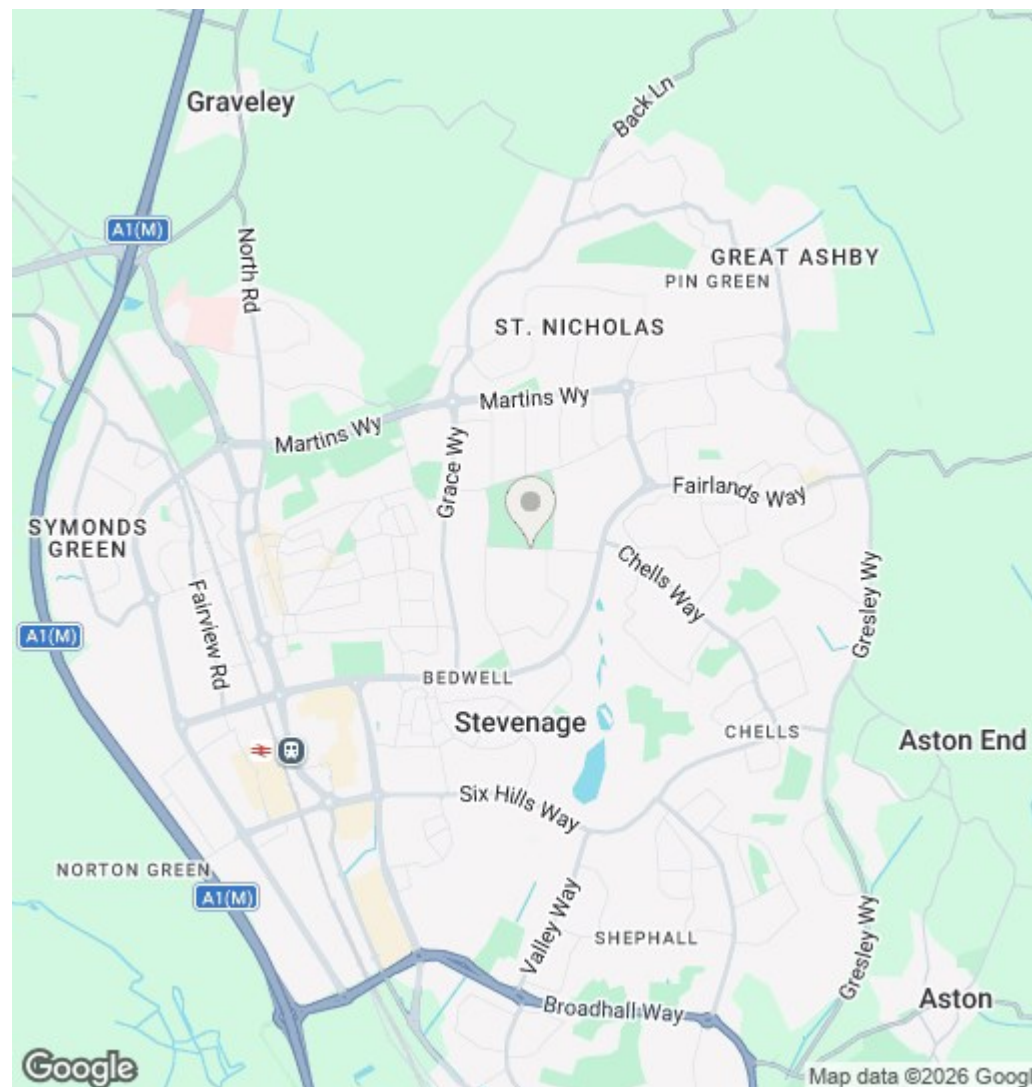
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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