



Ripon Road
Stevenage | SG1 4NJ

AGENT HYBRID

Guide Price £315,000 -
£325,000



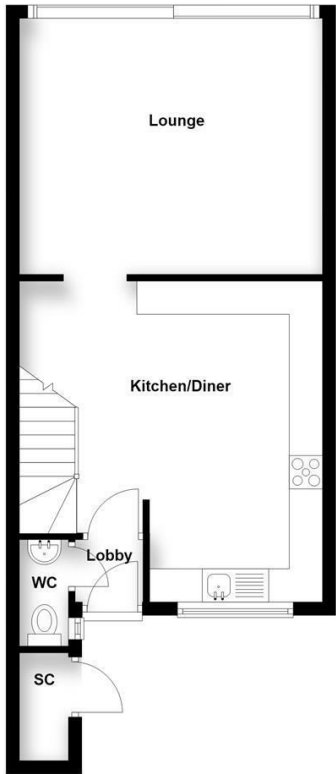
Agent Hybrid proudly presents a well presented, Three Bedroom Terraced Family Home located in the St Nicolas area of Stevenage. The property is within walking distance to a large open field & play area, and is within easy reach of local amenities. Accommodation briefly comprises of. An Entrance Lobby with doors leading to a Downstairs WC and into a spacious Kitchen/Dining Room, fitted with plenty of beach style base & eye level units, contrasting black counter top and blue tiled splashbacks. An opening leads into a good-sized Lounge, with wide opening sliding doors, opening to reveal the rear garden. Stairs from the kitchen area rise to the first floor landing, where you will find an airing cupboard, double doors opening to a large storage cupboard, a Modern Family Shower Room and Three Good Sized Bedrooms, two coming complete with fitted wardrobes. Externally, the property benefits from a Private Rear Garden, mainly laid to lawn, with patio seating area. To the front there is a useful brick store. Parking comes by way of first come, first served parking in the nearby road.

DIMENSIONS

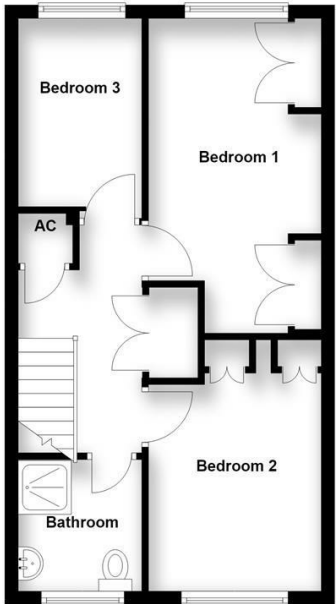
- Entrance Lobby 4'3 x 3'0
- Downstairs WC 5'6 x 2'6
- Kitchen/Breakfast Room 16'4 x 15'3
- Lounge 15'3 x 13'0
- Bedroom 1: 13'7 x 8'4
- Bedroom 2: 11'8 x 9'0
- Bedroom 3: 10'8 x 6'4
- Bathroom 6'6 x 5'8

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. 40.5 sq. metres (436.2 sq. feet)
(excluding Lobby)



First Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 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 purposed 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.