

Ferrier Road, Chells, Stevenage, SG2 0PB

GUIDE PRICE £345,000 - £355,000 WELL PRESENTED and MODERNISED Three Bedroom Family Home situated in Chells within Easy Access and Catchment to Chells Park and a Nobel School. Features include, FITTED MODERN KITCHEN/DINER, Lounge Area, Downstairs W.C, THREE DOUBLE BEDROOMS, Fitted Bathroom and Separate W.C, Rear Garden with PORGOLA Ideal for all year round garden enjoyment, VIEWING HIGHLY RECOMENDED.

Guide Price £345,000

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- Well Presented and Fully Modernised Three Bedroom Family Home
- Fitted Modern Kitchen/Diner
- Downstairs W.C
- Fitted Bathroom
- Viewing Highly Recommended
- Situated in Chells within Easy Access and Catchment to Chells Park and a Nobel School
- Lounge Area
- Three Double Bedrooms
- Rear Garden with Pergola Ideal for all year round garden enjoyment
- Offered Chain Free

Entrance Hallway

Laminate Flooring, Modern Radiator, Composite Door to Front Aspect, Stairs to 1st Floor Landing, Consumer Unit, LED Spot Lighting, Electric Meter.

Downstairs Cloakroom

5'3 x 4'8 (1.60m x 1.42m)

Low Level W.C, Hand Basin with Mixer Tap and Vanity Cupboard, Double Glazed Window to Rear Aspect, LED Mirror.

Lounge Area

12'5 x 16'7 (3.78m x 5.05m)

Laminate Flooring, Under Stairs Cupboard, Gas Meter, Single Panel Radiator, Double Glazed Window to Front Aspect, LED Spot Lighting.

Landing

2'11 x 10'2 (0.89m x 3.10m)

LED Spot Lighting, Loft Access with Ladder, Airing Cupboard with Tank.

Bedroom One

8'10 x 12'9 (2.69m x 3.89m)

Laminate Flooring, Coved Ceiling, Single Panel Radiator, Double Glazed Window to Front Aspect.

Bedroom Two

9'6 x 14'7 (2.90m x 4.45m)

Single Panel Radiator, LED Spot Lighting, Coved Ceiling, Laminate Flooring, Over stairs Cupboard.

Bedroom Three

12'6 x 9'6 (3.81m x 2.90m)

Laminate Flooring, Coved Ceiling, LED Spot Lighting, Single Panel Radiator.

Bathroom

5'5 x 8'6 (1.65m x 2.59m)

Walk In Shower, Laminate Flooring, Tiled Splash Back,

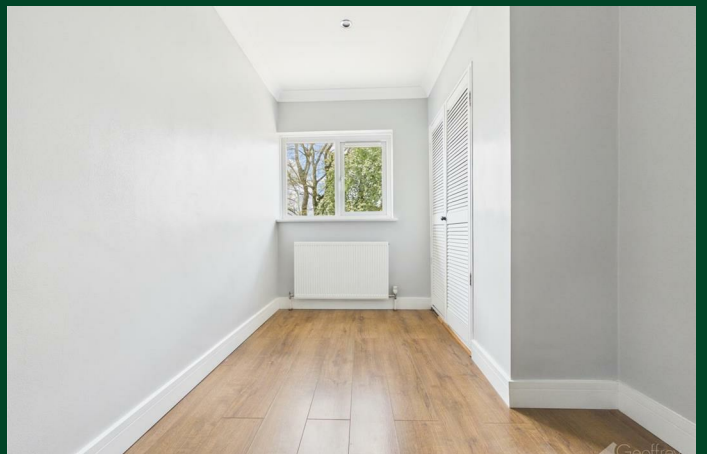
Mains Shower, Extractor Fan, Double Glazed Window to Rear Aspect.

Rear Garden

Decking Area with Pergola offering full coverage, Outside Tap, Laid to Lawn, Timber Fencing with Concrete Post, Rear Gated Access, Borders with Tree and Shrubs, Steps Leading up to Lawn Area.

Local Information

Ferrier Road is situated in Lower Chells, this particular property backs onto Chells Park which ideal for walks and has a childrens park area.

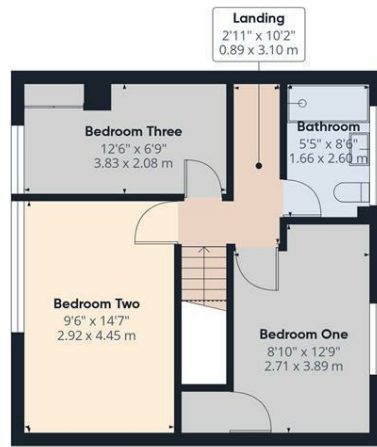




Floor Plan



Floor 0



Floor 1



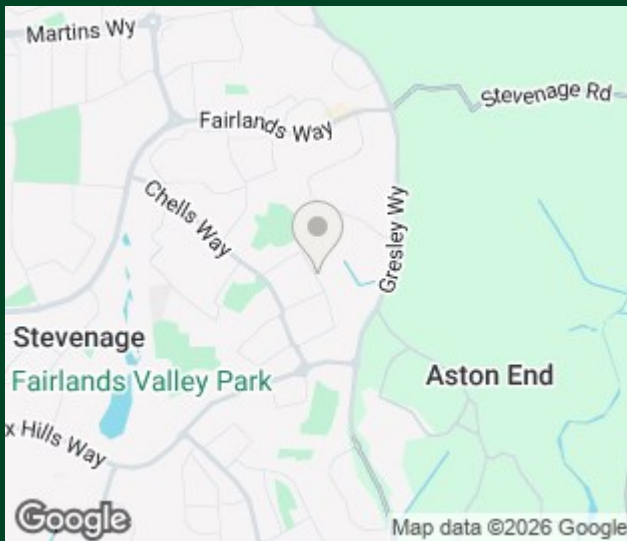
Approximate total area^m
865 ft²
80.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Council Tax Details

Band:

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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