



Sish Close, Stevenage, SG1 3LT

£400,000

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Sish Close, Stevenage

CHAIN FREE – SOUGHT-AFTER OLD TOWN LOCATION – WELL PRESENTED THROUGHOUT

Situated within the charming Sish Close in the heart of the Old Town, this attractive home offers a wonderful opportunity for a range of buyers. The property features two spacious reception rooms, three well-proportioned bedrooms, and a conveniently positioned family bathroom—providing comfortable and versatile living space.

Offered chain free for a smoother move, the home is ideally located just a short walk from the historic Old Town and railway station, with a great selection of shops, cafés, and excellent transport links all within easy reach.

Presented in good condition throughout while still offering scope to personalise over time, the property provides a fantastic balance of immediate comfort and future potential.

Overall, a superb opportunity to secure a spacious and well-located home in one of Stevenage's most desirable areas.







Porch:

3'64" x 5'65"

Glass porch with doors to:

Entrance Hall:

Stairs leading to first floor, radiator and doors to:

Living Room:

10' x 14'

Double glazed UPVC window with radiator beneath, doorway leading to:

Dining Room:

10' x 10'

Radiator with double glazed UPVC sliding patio doors leading to the garden.

Kitchen:

9'93" x 12'55"

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, gas hob with extractor, double glazed UPVC window to rear and door opening to garden.

Bedroom One:

9'92" x 13'94"

Double glazed UPVC window to front and radiator.

Bedroom Two:

9'91" x 10'89"

Double glazed UPVC window to rear and radiator.

Bedroom Three:

9'96" x 9'60"

Double glazed UPVC window to front and radiator.

Bathroom:

5'38" x 8'54"

Panel enclosed bath with mixer tap and shower head, wash hand basin with mixer taps, low level WC, opaque UPVC double glazed window to rear.

Garden:

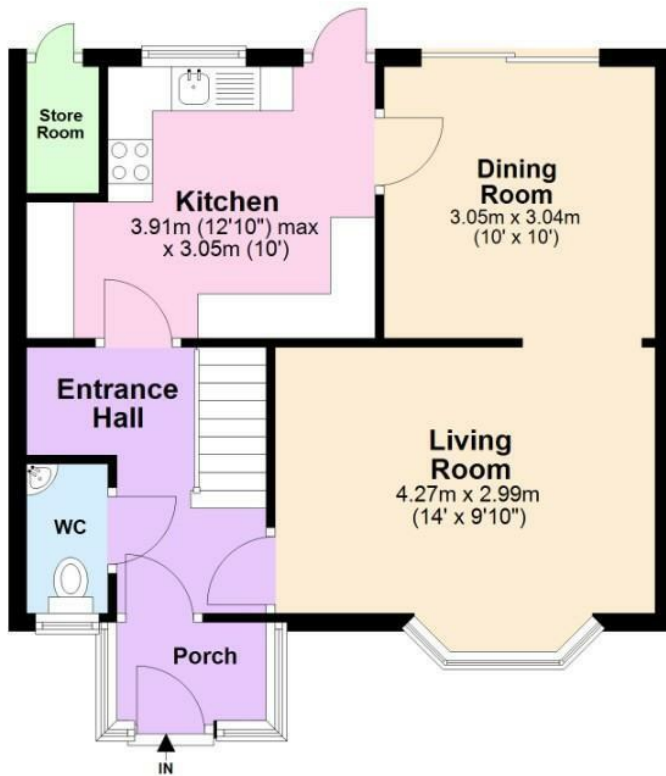
Mainly laid to lawn with paved patio area and enclosed by panel fencing. Access to store rooms and shed, pedestrian gated rear access.

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Ground Floor

Approx. 49.5 sq. metres (533.3 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



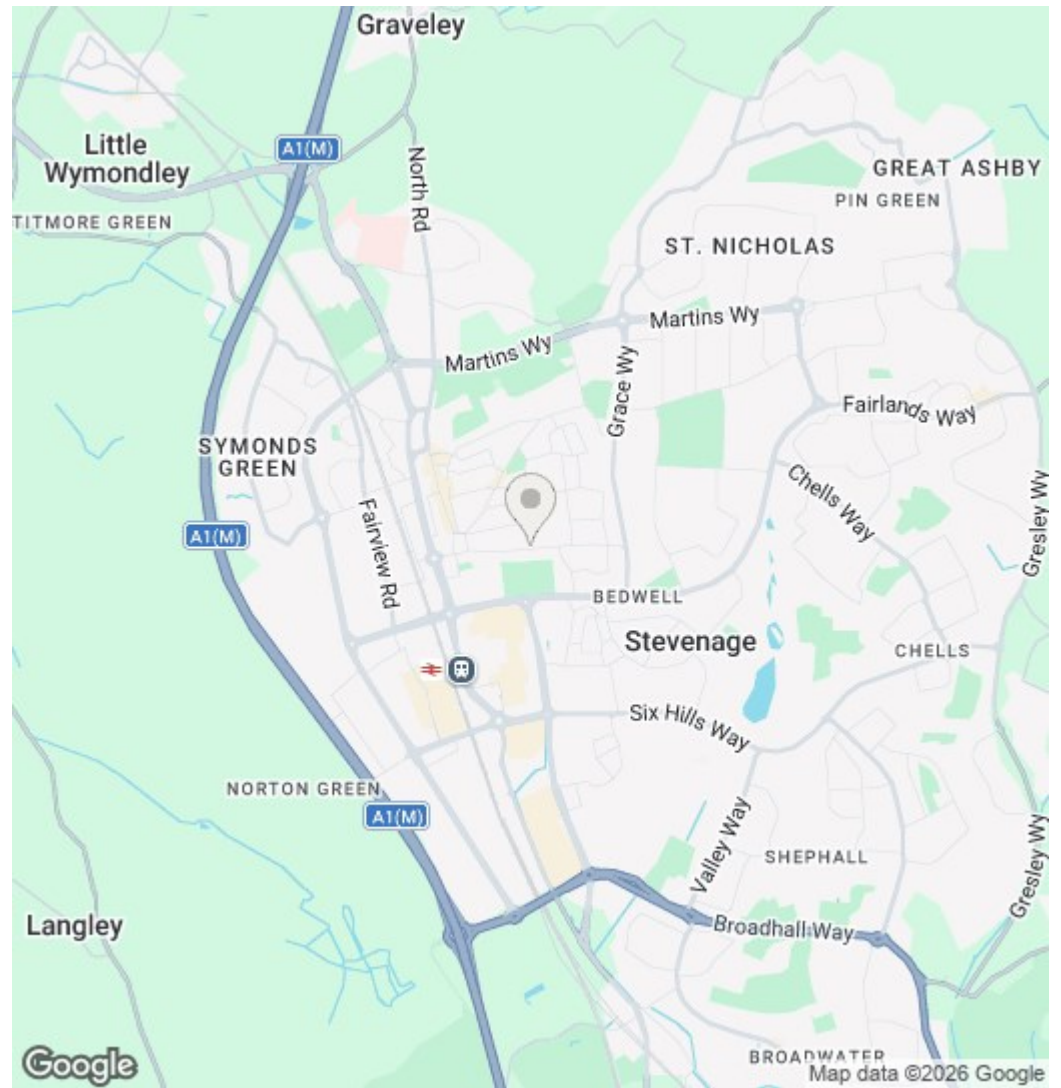
Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	73 80

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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