



Gray Court  
Stevenage | SG1 3UH

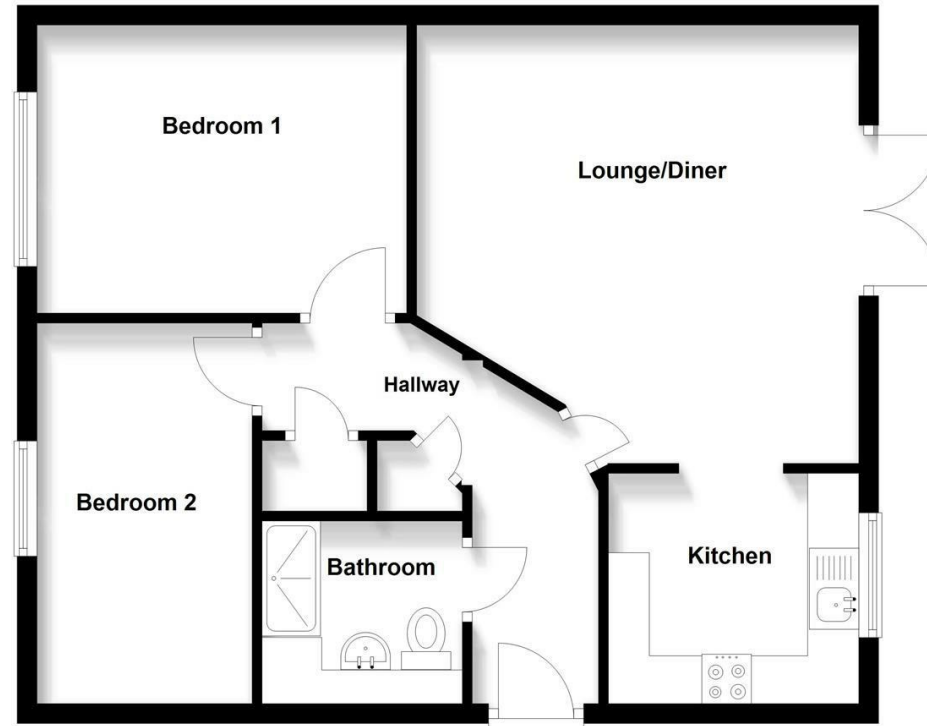
AGENT HYBRID

**Guide Price £250,000 -  
£265,000**



**First Floor**

Approx. 57.0 sq. metres (613.5 sq. feet)



Total area: approx. 57.0 sq. metres (613.5 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.

Welcome to this beautifully presented first floor flat in the desirable area of Gray Court, Stevenage. Located along Sish Lane, this charming property offers two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter, you are greeted by a modern lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat has recently undergone improvements, including a brand new bathroom featuring contemporary fixtures and fittings, creating a fresh and stylish space for your daily routines. In addition, a new heating system has been installed, ensuring comfort and warmth throughout the colder months.

The flat offers a practical layout that maximises both space and functionality. Further benefits include allocated parking, adding everyday convenience for residents.

Gray Court is conveniently located, providing easy access to local amenities, transport links, and green spaces. The property is within walking distance of Stevenage Train Station, making it an excellent choice for commuters seeking both convenience and a pleasant living environment.

Early viewing is highly recommended, don't miss the chance to make it yours.

**DIMENSIONS**

- Lounge/Diner: 14'6 x 14'4
- Kitchen: 8'4 x 7'8
- Bedroom 1: 12'3 x 9'1
- Bedroom 2: 12'5 x 7'4
- Bathroom: 6'8 x 6'1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(55-68) <b>D</b>		

**Agent Hybrid**

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