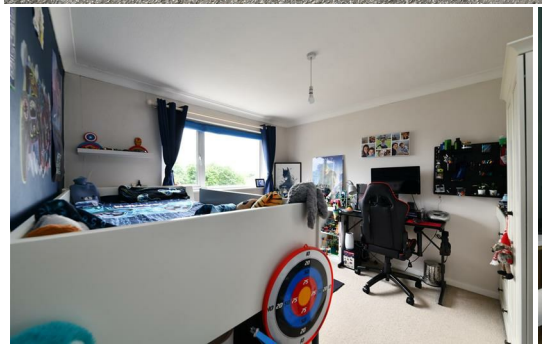
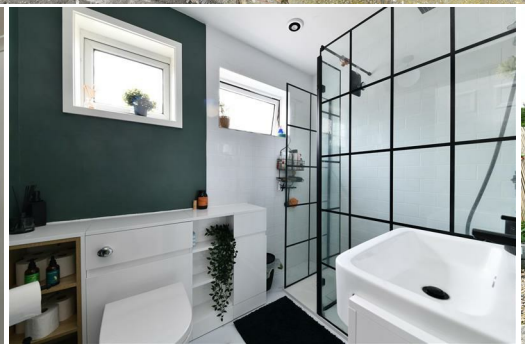




York Road
Stevenage | SG1 4HH

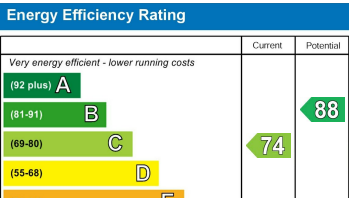
AGENT HYBRID

Guide Price £300,000 - £325,000

GUIDE PRICE £300,000 - £325,000 * We are delighted to present to the market this well-presented two-bedroom mid-terraced home, ideally suited to first-time buyers, investors, and home workers alike. A particular highlight of the property is the addition of a detached brick-built garden room, currently utilised as a beauty salon, but equally ideal as a home office, studio, gym, or hobby room, offering excellent versatility for modern lifestyles. The accommodation begins with an entrance hallway, providing access to a spacious under-stairs storage cupboard, a modern kitchen/diner, a separate utility room, and a good-sized lounge, creating a practical and well-balanced ground floor layout. To the first floor, the landing benefits from a further large storage cupboard, currently arranged as a compact study area, ideal for occasional home working. You will also find two generous double bedrooms and a stylish high-specification shower room, featuring contemporary finishes including an industrial-style black framed shower screen, matte black rainfall shower fittings, and matching controls. Additional improvements include the installation of a newly fitted combi boiler. Externally, the property enjoys a private rear garden with a patio seating area, lawn, and convenient gated rear access leading to a pathway towards the garage en-bloc. There is also the ability to park one vehicle directly in front of the garage. The detached garden salon/home office benefits from French doors opening onto the garden, along with power, lighting, and a hot & cold water supply already connected. This versatile and well-maintained home offers excellent potential for a variety of buyers, and viewing is highly recommended to fully appreciate everything it has to offer.

DIMENSIONS

Entrance Hallway
Lounge 14'7 x 10'3
Kitchen/Diner 10'3 x 9'9
Utility 5'8 x 5'6
Bedroom 1: 13'1 x 10'3
Bedroom 2: 11'6 x 10'3
Shower Room 7'5 x 5'5
Salon/Home Office 9'2 x 6'1



Total area: approx. 84.0 sq. metres (904.4 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.

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