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231A Collenswood Road, Stevenage,
Hertfordshire, SG2 9HG

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Offers In Excess Of £190,000

A superb opportunity to acquire a well-presented one- bedroom ground floor apartment, offering a feature that is becoming increasingly difficult to find, its own private rear garden. Providing valuable outdoor space and a sense of privacy, the garden is a particularly appealing addition and a genuine rarity for an apartment of this type.

The property also benefits from private parking for one vehicle on the shared driveway directly in front of the property, offering the convenience of off-road parking right outside your door.

Internally, the accommodation comprises a generously proportioned bedroom, a bright and versatile open-plan lounge/kitchen/diner, a useful conservatory providing additional living space and a family bathroom.

The private rear garden offers an excellent opportunity to create your own outdoor retreat, whether for relaxing, entertaining or simply enjoying some much needed outside space. A real advantage that sets this property apart from many other one-bedroom apartments.

Situated in the popular Shephall area of Stevenage, the property is conveniently positioned for local amenities and transport links, with Stevenage train station just a short drive away, providing excellent connections for commuters.

- A Rare Opportunity To Purchase
- Open Plan Lounge/Kitchen with Conservatory
- Modern Fitted Bathroom
- Allocated Parking to Shared Driveway
- Ground Floor Apartment
- Spacious Double Bedroom
- Private Rear Garden

Entrance
Access to the property through a double glazed uPVC door into the communal entrance porch. There is a front door from here into the hallway. The hallway provides access to the bathroom and the open-planned living area. There is a radiator, large cupboard for storage , electric consumer unit and smoke detector.

Lounge/Kitchen/Diner
13'47 x 12'85 max
The living area is light and airy and has ample space for living room furniture, there is access to the bedroom and a large square opening into the conservatory.
The kitchen area has a double glazed uPVC window to the rear aspect and comprises; matching wall and base units with roll-edge worktops, tiled splashbacks, stainless steel sink and drainer unit, oven with cooker hood above, extractor and smoke detector.

Conservatory
11'84 x 6'76 max
The conservatory is a wonderful addition to the property and over looks the rear garden, radiator.

Bedroom
11'56 x 9'42
The bedroom is a good sized double room with a uPVC double glazed window to the front aspect and ample space for bedroom furniture.

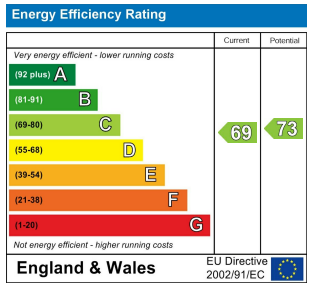
Bathroom
The bathroom has an obscured uPVC double glazed window to the rear aspect and comprises; low level flush WC, wash hand basin and pedestal, heated towel rail, bath with mains shower above, fully tiled, tiled floor, extractor, boiler housed here.

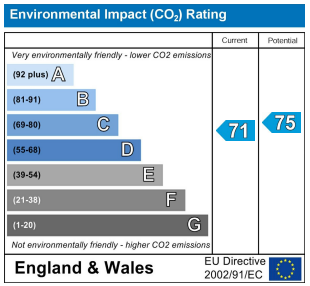
Rear Garden
The rear garden is a fantastic sized, and ideal place to relax after a long day at work, entertain in those summer months, or enjoy some Alfresco dining. The garden is mainly laid to paid for low maintenance and is fully enclosed via a fence to all sides with a gate to the front leading down the side of the property onto the driveway. There is a large shed and summer house.

Driveway
A shared driveway with one parking space.

Agent Notes
The property is Leasehold with a 125 years Lease from 04/12/2007 but the seller owns the Freehold
Currently tenanted







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iWEstates estate agents.


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