



Ripon Road, Stevenage  
£350,000

AGENT HYBRID

The property is well positioned at the end of a cul-de-sac, with a pathway to the front which leads through into the St Nicholas Park and has 'The Leys Primary School' on your doorstep.

Internally, the property is well presented and maintained throughout. Upon entry, you enter into the large welcoming Entrance Hallway which has ample under stairs storage, a Downstairs Cloakroom, a door into the Kitchen which has an open archway into the Dining Room, a door into the large rear facing Lounge, a door into the Rear Lobby which has direct access into the larger than average Garage and stairs which rise to the first floor Landing.

Upstairs you have a large Landing, with doors into the family Bathroom, the large Master Bedroom with a storage cupboard housing the boiler, the large second Bedroom and Bedroom three.

Outside, you have a low maintenance Rear Garden which has a large patio seating area, a shingled main garden area with stepping stones leading to the shed and a pathway to the side leading to the back gate, which opens out onto the Driveway to the front of the Garage for two cars, plus ample car parking for any visitors.

#### Entrance Hallway

Downstairs Cloakroom - 2'5 x 5'1

Kitchen - 9'3 x 8'6

Dining Room - 9'3 x 7'5

Lounge - 16'5 x 10'4

Rear Lobby - 2'9 x 7'7

#### Landing

Bedroom 1 - 9'4 x 13'6

Bedroom 2 - 10'8 x 10'3

Bedroom 3 - 7'1 x 8'3

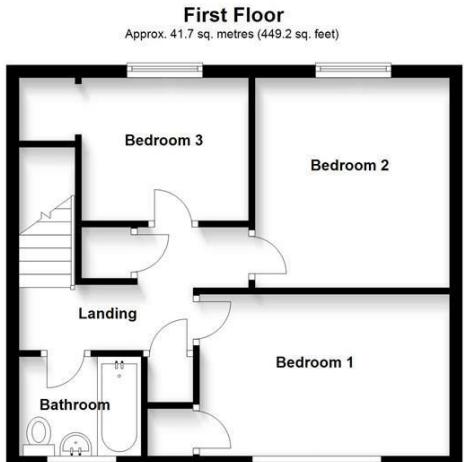
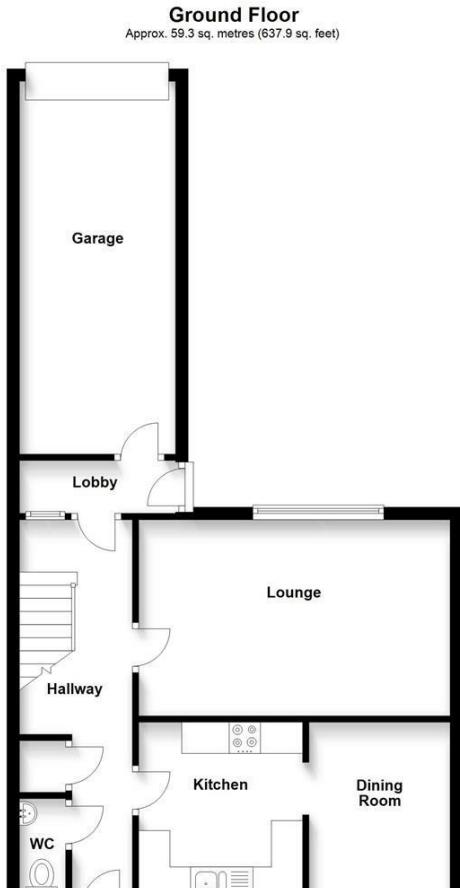
Bathroom - 5'4 x 6'4

Garage - 19'7 x 8'4





- THREE BEDROOM TERRACED HOME
- WALKING DISTANCE TO POPULAR SCHOOLS
- ENTRANCE HALLWAY & WC
- KITCHEN & DINING ROOM
- LOUNGE
- REAR LOBBY WITH DIRECT ACCESS TO THE GARAGE
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND DRIVEWAY FOR TWO CARS



**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor 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.

## Agent Hybrid

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
82		
54		



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