



Newton Road, Stevenage, SG2 0BX  
Offers In Excess Of £300,000



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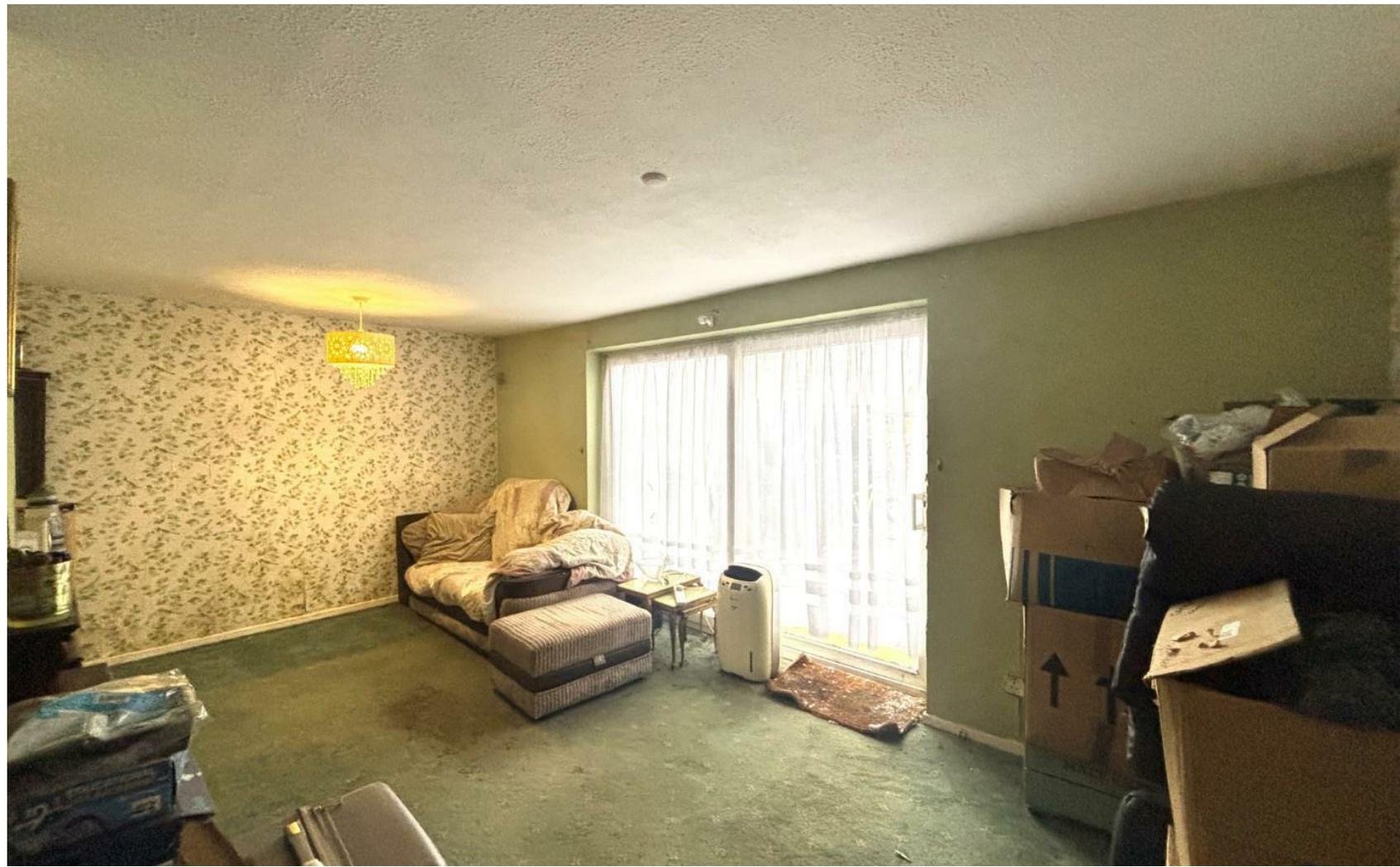
## Newton Road, Stevenage

CHAIN FREE and nestled in the sought-after Chells area of Stevenage, this charming terraced house on Newton Road presents an excellent opportunity for those looking to create their dream home. The property boasts a traditional layout with two inviting reception rooms, perfect for both relaxation and entertaining.

The house features three well-proportioned bedrooms, providing ample space for families or those needing extra room for guests or a home office. The single bathroom, while functional, offers the chance for modernisation, allowing you to tailor the space to your personal taste and style.

One of the standout features of this property is its potential for improvement. With some thoughtful renovations, you can transform this house into a contemporary haven. Additionally, there is the exciting possibility of adding a driveway, enhancing both convenience and curb appeal.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and parks, making it an ideal location for families and professionals alike. This property is not just a house; it is a canvas waiting for your creative touch. If you are looking for a home with potential in a vibrant community, this terraced house on Newton Road is certainly worth considering.





**Entrance Hall:**  
Radiator, stairs to first floor and doors to:

**Kitchen/Dining Room:**  
13'4 x 10'7  
Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, understairs cupboard, radiator and door opening to side.

**Living Room:**  
18'4 x 10'7  
Sliding doors opening to garden, fireplace and radiator.

**First Floor Landing:**  
Loft access, cupboard and doors to:

**Bedroom One:**  
10'8 x 10'4  
UPVC double glazed window to rear, built in wardrobes and radiator.

**Bedroom Two:**  
10'5 x 10'4  
UPVC double glazed window to front and radiator.

**Bedroom Three:**  
10'8 x 7'9  
UPVC double glazed window to rear and radiator.

**Bathroom:**  
7'7 x 4'3  
Panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, tiled throughout, UPVC double glazed window to front and radiator.

**WC:**  
Low level WC, tiled throughout and opaque UPVC double glazed window to front.

**Garden:**  
Paved patio seating area leading to lawn and enclosed by panel fencing, outside tap and pedestrian gated side access.

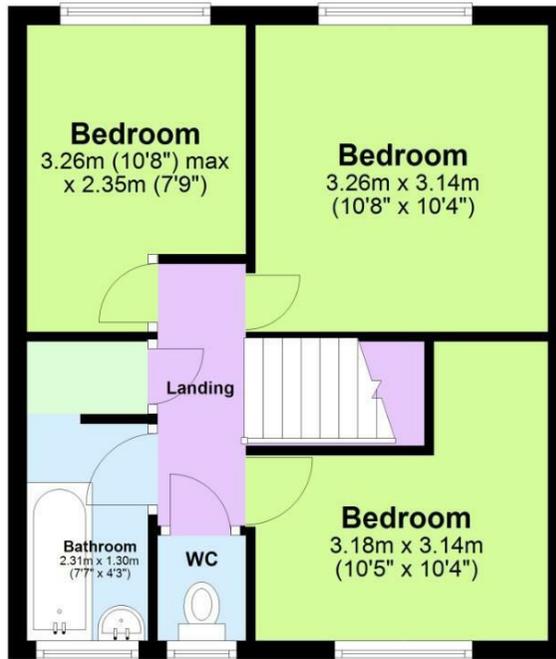
### Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)

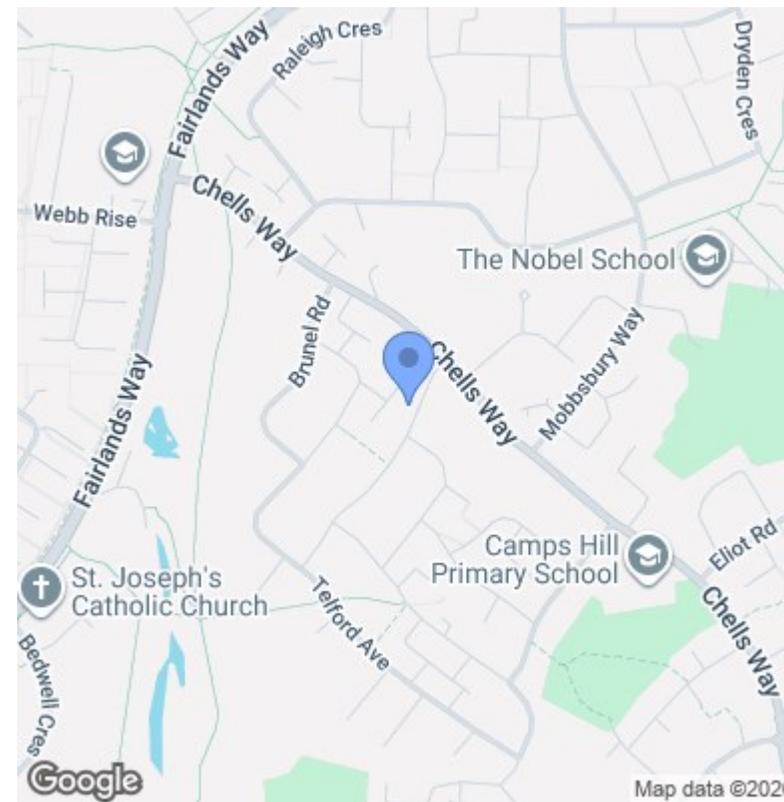


### First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Total area: approx. 73.2 sq. metres (787.4 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>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>79</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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