

York Road
Stevenage | SG1 4HH

AGENT HYBRID

Guide Price £300,000 - £325,000



GUIDE PRICE £300,000 - £325,000 * We are pleased to present to the market this spacious and well-presented two-bedroom end-of-terrace home, situated in the popular St Nicholas area of Stevenage. The accommodation comprises a welcoming entrance hallway, with access to a generous under stairs storage cupboard, which offers potential to be adapted into a downstairs WC. Further doors lead to a useful utility room and a good-sized lounge, creating a practical and well-balanced ground floor layout. An opening from the hallway leads into a modern kitchen, fitted with charming cottage-style shaker units and providing space for an American-style fridge freezer. Stairs rise to a spacious first-floor landing, where you will find an additional large storage cupboard, a fully tiled bathroom, and two generous double bedrooms. The current owner upgraded in the UPVC double glazed windows in 2023. Externally, the property benefits from a private, low-maintenance rear garden, featuring patio seating, artificial lawn, and raised sleeper borders - ideal for outdoor relaxation and entertaining. Parking is available on a first-come, first-served basis within the cul-de-sac and surrounding roadside bays. An excellent opportunity for first-time buyers, viewing is highly recommended.

DIMENSIONS

Entrance Hallway

Lounge 14'9 x 10'3

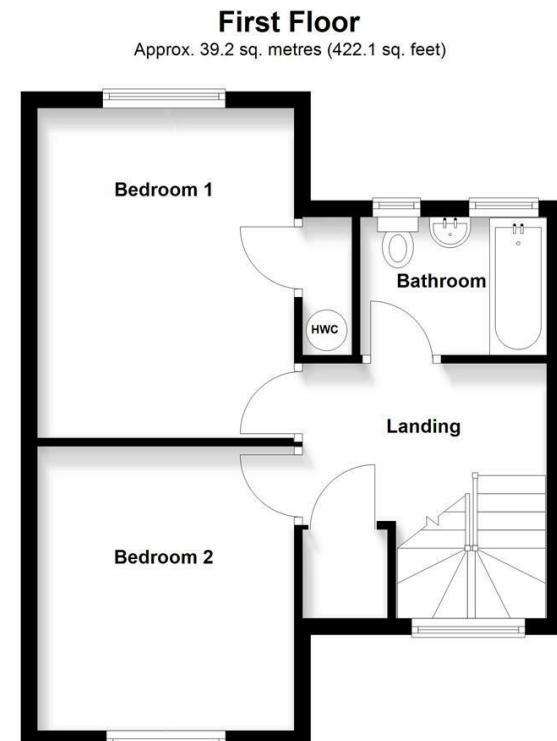
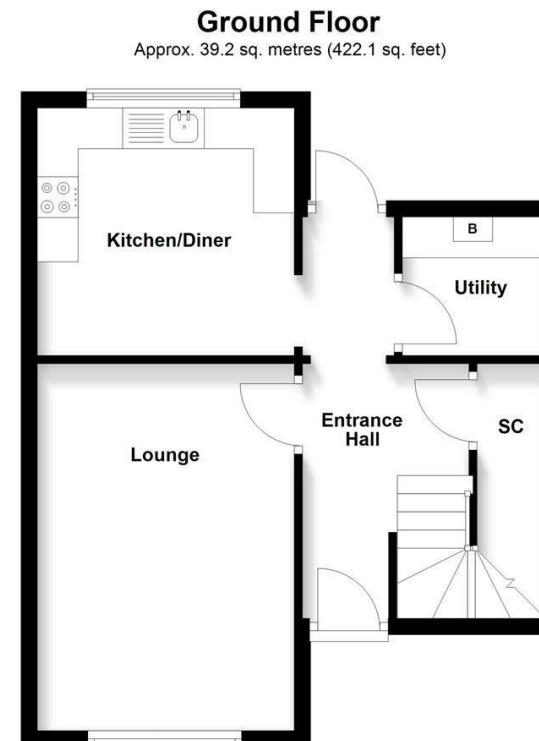
Kitchen/Diner 10'4 x 9'11

Utility 5'10 x 5'7

Bedroom 1: 13'1 x 10'4

Bedroom 2: 11'7 x 10'4

Bathroom 7'6 x 5'5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	

Total area: approx. 78.4 sq. metres (844.2 sq. feet)

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.

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