

# Four Acres Stevenage Hertfordshire SG1 3PL.





Four Acres, Stevenage, Hertfordshire, SG1 3PL.

Council Tax Band: C

A furnished four-bedroom HMO with a main bathroom and two separate showers is an excellent choice for GSK & MBDA Interns, conveniently located just 2.3 miles from GSK and within easy reach of local transport links. Situated in the highly sought-after Old Town area of Stevenage, the property is only a short walk from a wide range of shops, bars, restaurants, and local amenities. This well-presented property offers comfortable and practical shared accommodation in a prime location. To arrange a virtual or in-person viewing, please contact Home and Mortgages on 01438 728444.

**Entrance Hall**

9'9" x 6'2" (2.99 x 1.90)

**Ground Floor Bedroom**

13'10" x 9'10" (4.23 x 3.02)

**Toilet**

5'10" x 2'11" (1.78 x 0.89)

**Shower**

3'8" x 2'7" (1.13 x 0.81)

**Kitchen**

13'5" x 9'10" (4.10 x 3.01)

**Communal Dining/Lounge Area**

9'10" x 9'10" (3.02 x 3.00)

**Landing**

6'10" x 4'3" (2.09 x 1.30)

**Bedroom**

13'11" x 9'10" (4.25 x 3)

**Bedroom With Ensuite**

10'8" x 10'0" (3.27 x 3.05)

**Bedroom**

9'8" x 9'5" (3.01 x 2.88)

**Bathroom**

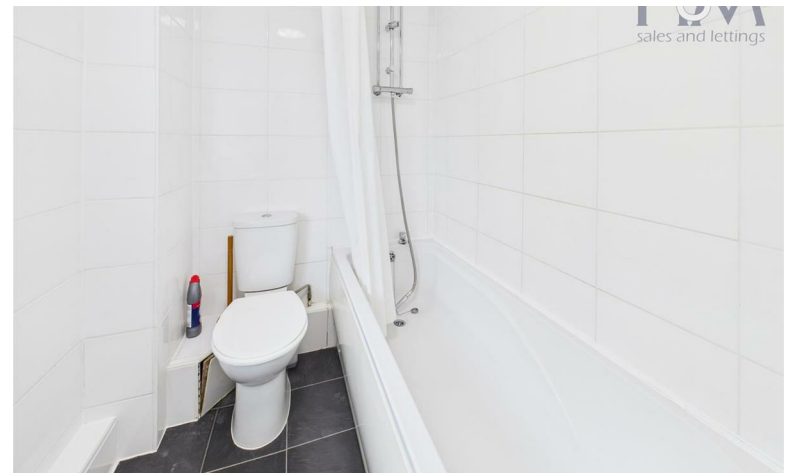
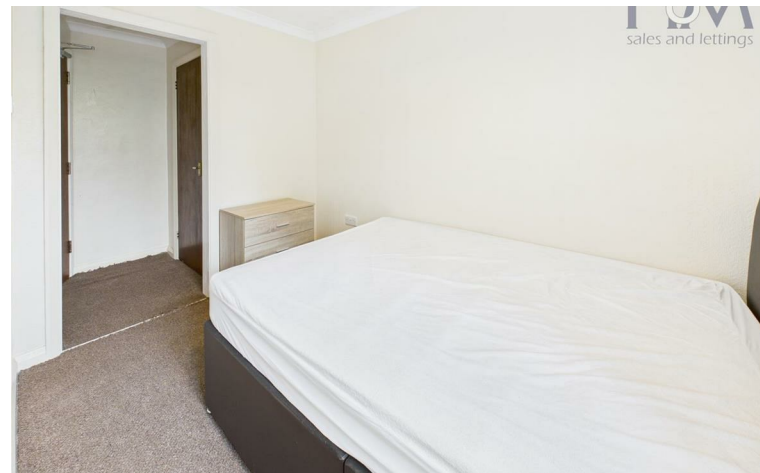
7'10" x 5'3" (2.41 x 1.61)

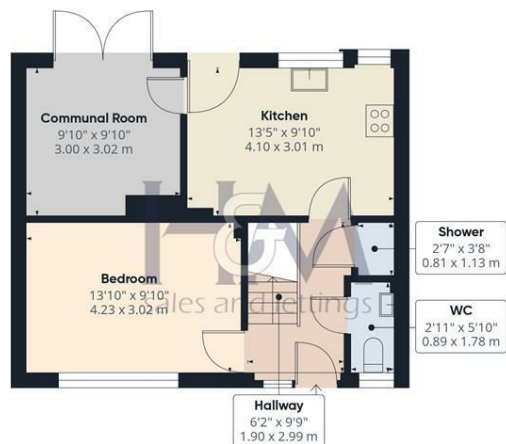
**Parking**

Off road parking for two cars.

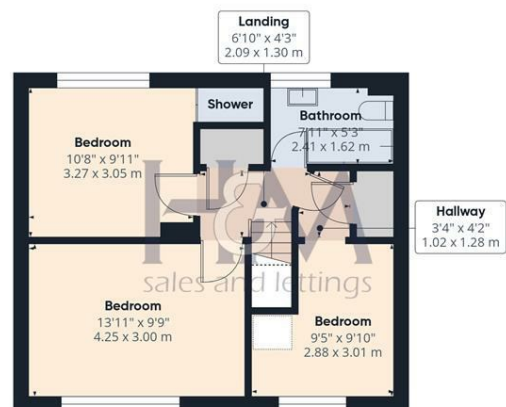








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
888 ft<sup>2</sup>  
82.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |