

Canterbury Way, Stevenage, SG1 4EH

**£280,000**

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## Canterbury Way, Stevenage

A spacious three-bedroom family home situated in Canterbury Way, Stevenage. Requiring modernisation throughout, the property offers an excellent opportunity for buyers looking to put their own stamp on a home, with generous accommodation and plenty of potential.

The ground floor comprises an entrance hallway, downstairs W.C., spacious kitchen/dining area and a generously sized lounge with sliding doors leading to conservatory. Upstairs are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and ample communal parking. Ideally located within easy reach of local amenities, schools and Stevenage Town Centre, with excellent transport links into London.

An ideal opportunity for families or buyers seeking a property with scope for improvement.











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**Porch:**
With doors to:

**WC:**
Low level WC, wash hand basin with mixer tap.

**Kitchen/Dining Room:**
*16'5 x 15'5*
Fitted with a range of base and wall mounted units with contrasting roll edge worksurface, UPVC double glazed window to front, stairs to first floor, under stairs cupboard, radiator and door to:

**Living Room:**
*15'5 x 13'3*
UPVC double glazed window to rear, radiator and doors to:

**Conservatory:**
*14'5 x 8'3*
UPVC conservatory with doors opening to rear garden.

**First Floor Landing:**
Two cupboards, loft access and doors to:

**Bedroom One:**
*16'5 x 8'7*
UPVC double glazed window to rear, built in wardrobes and radiator.

**Bedroom Two:**
*13'3 x 8'7*
UPVC double glazed window to front and radiator.

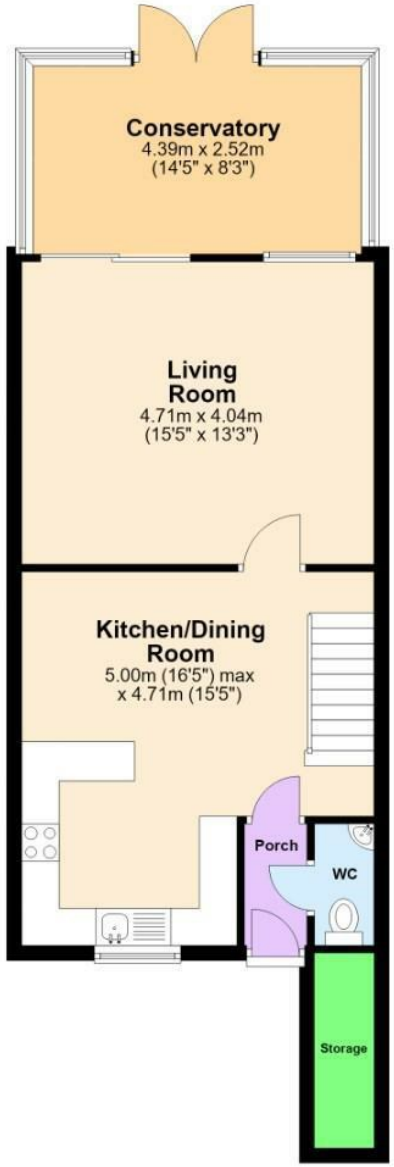
**Bedroom Three:**
*10'2 x 6'6*
UPVC double glazed window to rear and radiator.

**Shower Room:**
*6'7 x 6'6*
Low level WC, wash hand basin with mixer tap, walk in shower with rainfall shower head, tiled, opaque UPVC double glazed window to front.

**Garden:**
Mainly laid to lawn and enclosed by panel fencing, shed.

## Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



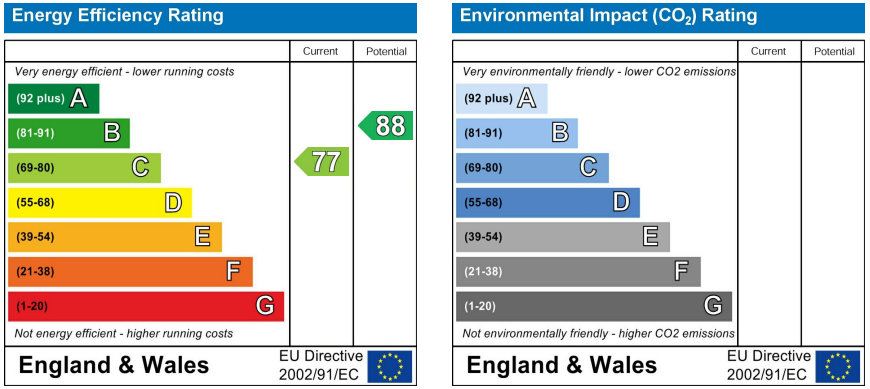

## First Floor

Approx. 36.5 sq. metres (393.4 sq. feet)

(excluding Bathroom)




Total area: approx. 93.2 sq. metres (1003.3 sq. feet)










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