



Mildmay Road, Stevenage, SG1 5RS

£310,000



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Mildmay Road, Stevenage

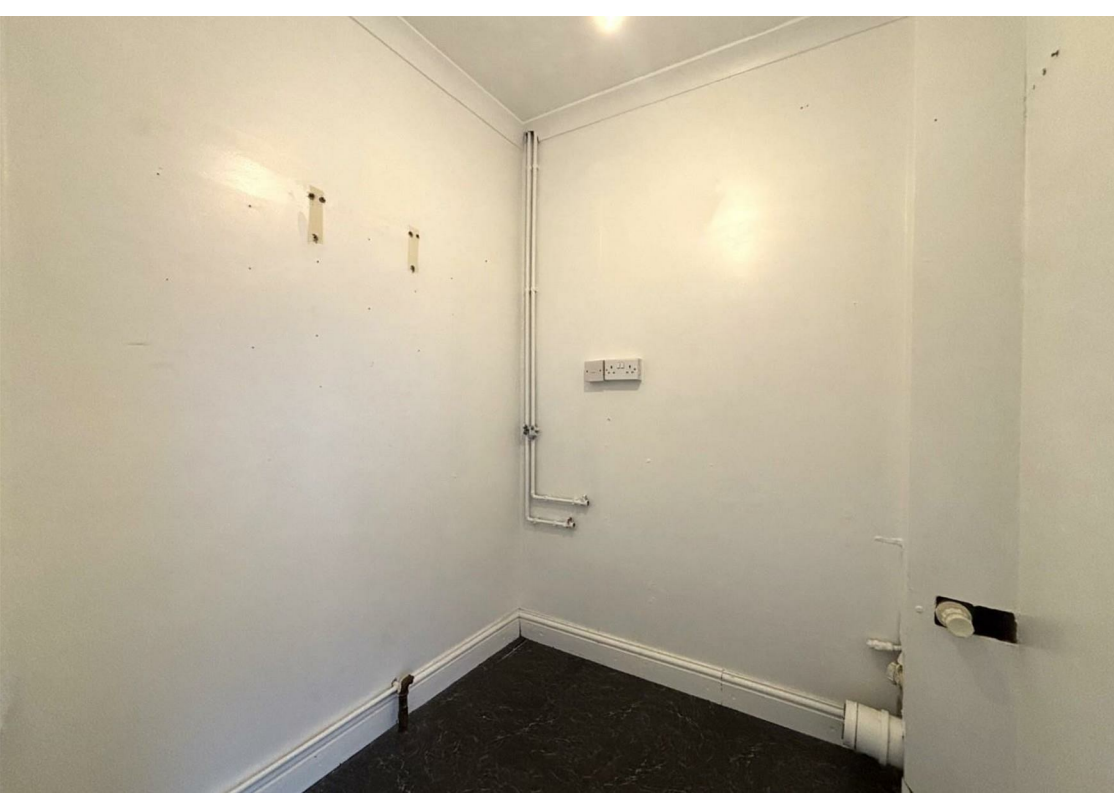
CHAIN FREE and nestled on the ever-popular Mildmay Road in Stevenage, this attractive terraced home offers an excellent opportunity for both families and first-time buyers. The property features three well-proportioned bedrooms, providing comfortable and practical living space.

Inside, there are two welcoming reception rooms, ideal for both relaxing and entertaining, whether hosting guests or enjoying quiet evenings at home. A conveniently positioned bathroom adds to the home’s everyday practicality.

Perfectly located, the property is within easy reach of well-regarded local schools, making it a great choice for families. A range of nearby amenities, including shops, green spaces and transport links, further enhance the appeal and convenience of this location.

Offered to the market chain-free, the home allows for a straightforward purchase. Combined with its sought-after setting and strong community feel, this property presents a fantastic chance to secure a home in a desirable part of Stevenage.







Entrance Hall:

Stairs to first floor, radiator, cupboard, door to garden and doors to:

Kitchen/Dining Room:

16'3 x 7'5

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, appliance space for cooker, radiator, wall mounted boiler and dual aspect UPVC double glazed window to front and rear.

Living Room:

16'3 x 10'

UPVC double glazed window to front, doors opening to garden and radiator.

Utility:

5'3 x 5'2

First Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

16'3 x 8'

Dual aspect UPVC double glazed window to front and rear, radiator and built in wardrobe.

Bedroom Two:

10' x 8'5

UPVC double glazed window to front and radiator.



Bedroom Three:

10'6 x 5'4

UPVC double glazed window to rear and radiator.

Front Garden:

Laid to lawn and enclosed by panel fencing.

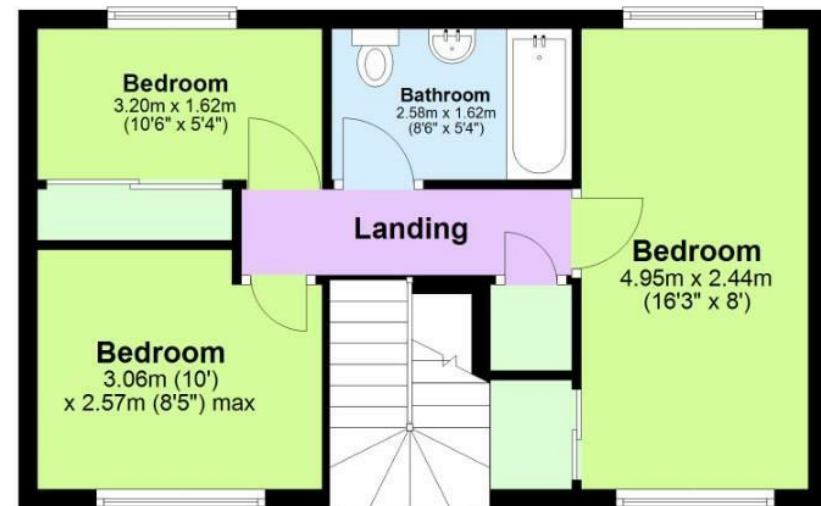
Rear Garden:

Mainly laid to lawn and enclosed by panel fencing, outside tap, shed and pedestrian gated rear access.

Ground Floor



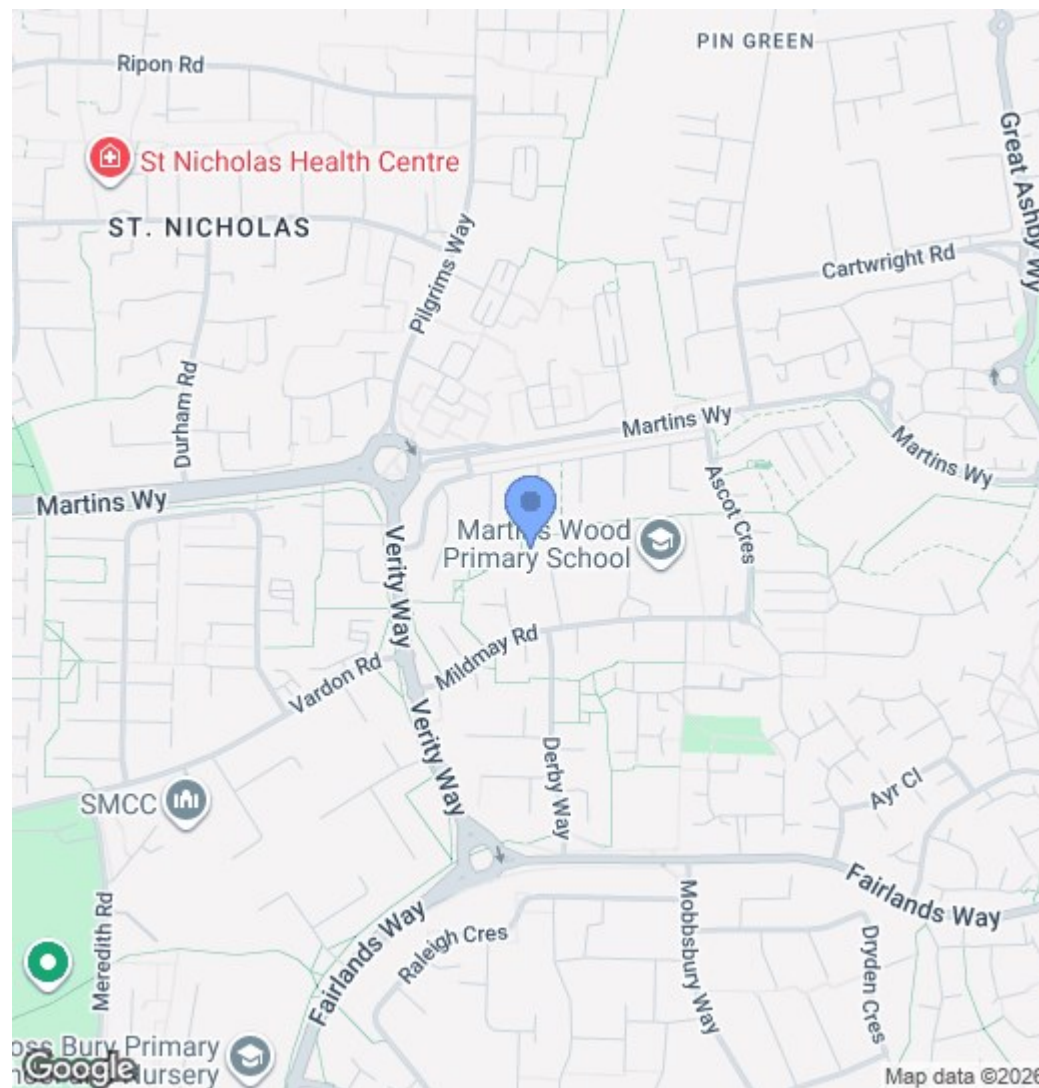
First Floor



Total area: approx. 75.3 sq. metres (810.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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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