

Woolners Way  
Stevenage | SG1 3BT

AGENT HYBRID

**Guide Price £240,000**



Welcome to this lovely and spacious corner flat on Woolners Way in the heart of Stevenage. With two generous bedrooms, it's an ideal choice for couples, small families, or anyone seeking a comfortable home with plenty of space to work from home. There are also two modern bathrooms, making day-to-day living easy and convenient.

A real highlight of the property is the three private balconies. Thanks to its corner position, the sun moves around the home throughout the day, meaning you can always find a sunny spot to enjoy your coffee, read a book, or simply relax in the evening. Natural light pours into the living spaces, creating a bright and welcoming atmosphere throughout.

The layout has been thoughtfully designed to provide both comfort and practicality, with plenty of room to relax or entertain friends and family. You'll also benefit from allocated parking, adding extra convenience and peace of mind.

Set in a popular part of Stevenage, the flat is close to local amenities, green spaces and excellent transport links, offering the perfect balance of accessibility and community living. This is a fantastic opportunity to enjoy modern, low-maintenance living in a sought-after location.

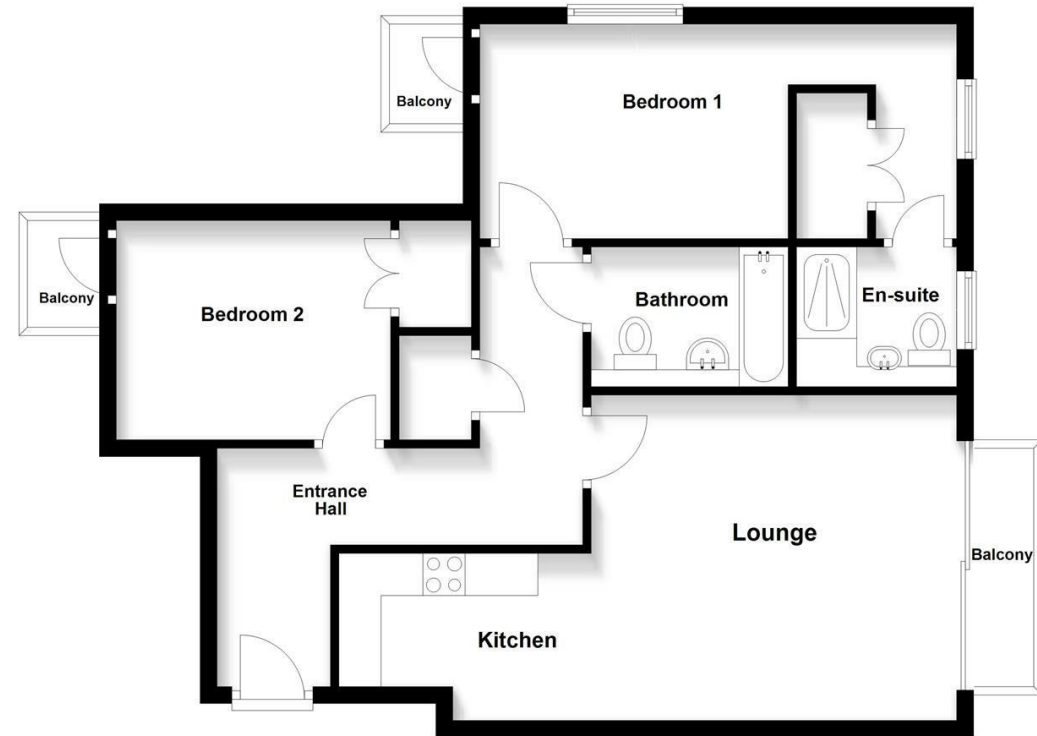
**Dimensions**

- Lounge: 13'8 x 12'8
- Kitchen: 9'6 x 6'3
- Bedroom 1: 18'4 x 8'4
- Bedroom 2: 10'8 x 8'6
- Bathroom: 7'3 x 5'5
- En suite: 6'9 x 5'5

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		

**Ground Floor**

Approx. 66.5 sq. metres (715.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.3 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not 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.

**Agent Hybrid**

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