



Angotts Mead, Stevenage, SG1 2NJ

£375,000



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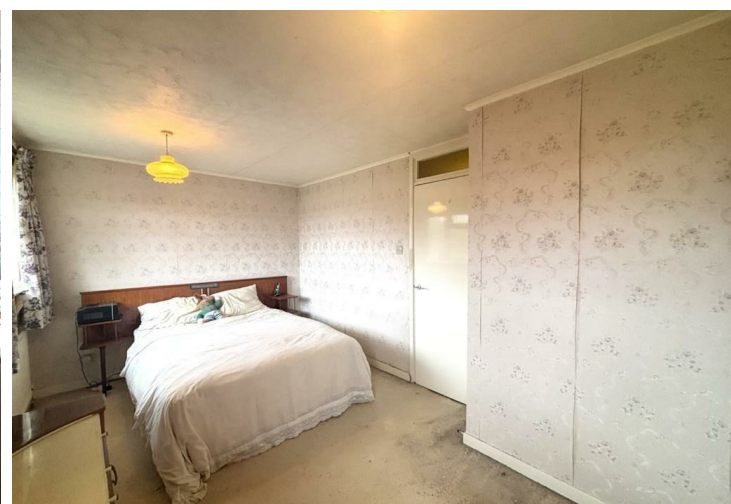
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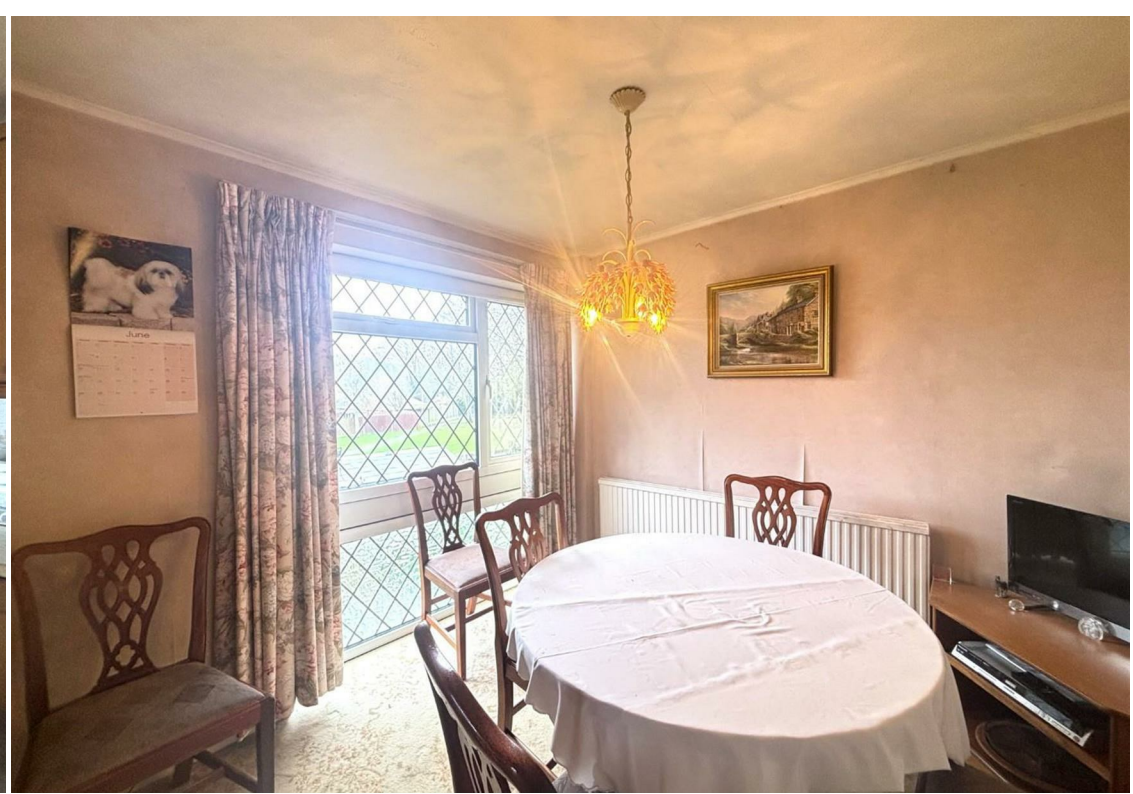
## Angotts Mead, Stevenage

Nestled in the desirable area of Angotts Mead, Stevenage, this charming terraced townhouse presents an excellent opportunity for those seeking a spacious family home. Boasting three well-proportioned bedrooms, with the potential of a fourth via the study, this property is perfect for growing families or those in need of extra space.

While the home boasts potential for modernisation, this offers a fantastic chance for buyers to put their personal stamp on the property and create their dream living space. The generous parking provision for up to three vehicles is a rare find in the area, adding to the appeal of this lovely home.

Being chain-free, this property allows for a smooth and efficient purchase process, making it an attractive option for those looking to move quickly. With its prime location and ample space, this terraced house in Angotts Mead is a wonderful opportunity for anyone looking to invest in a home with great potential. Don't miss your chance to view this property and envision the possibilities it holds.







**Entrance Hall:**

Cupboard, radiator, stairs to first floor and doors to:

**Office/Bedroom Four:**

12'1 x 8'3

Radiator and doors opening to rear garden.

**Utility Room:**

8'8 x 7'2

Base and wall units, built in sink and door opening to garden.

**First Floor Landing:**

Stairs to second floor, cupboard and doors to:

**Living Room:**

15'9 x 12'7

Bay windows to front, radiator and fireplace.

**Kitchen/Dining Room:**

15'9 x 8'9

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, four ring hob, built in ovens, appliance space for dishwasher and washing machine, dual aspect windows to rear and radiator.

**Second Floor Landing:**

Loft access, cupboard and doors to:



**Bedroom One:**

15'9 x 9'1

Dual aspect UPVC double glazed windows to rear, radiator and cupboard.

**Bedroom Two:**

10'11 x 7'11

UPVC double glazed window to front, radiator and cupboard.

**Bedroom Three:**

10'11 x 7'6

UPVC double glazed window to front and radiator.

**Bathroom:**

Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and tiled throughout.

**Garage:**

20'3 x 8'3

With up and over door, cupboard, power and light.

**Garden:**

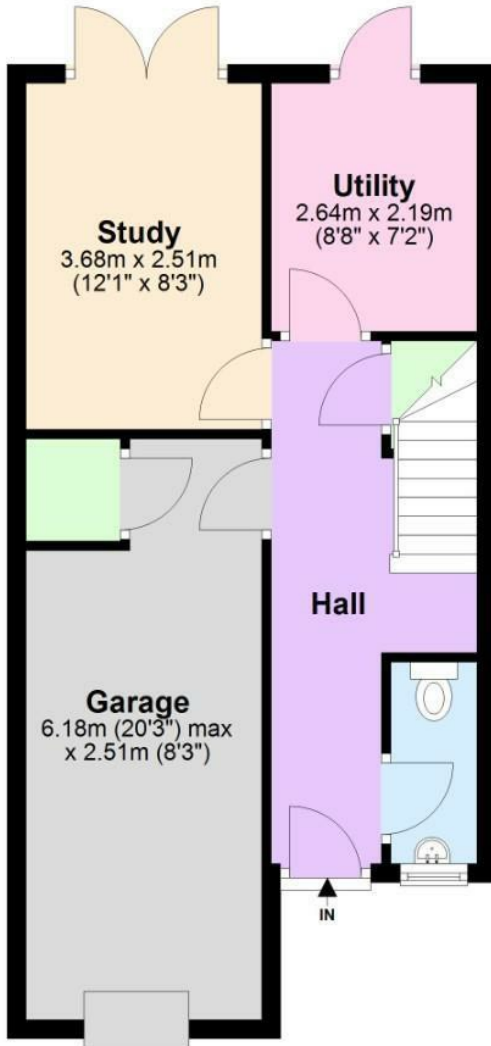
Mainly laid to lawn and enclosed by panel fencing, outside tap and light, pedestrian gated rear access.

**Driveway:**

Providing off street parking for two cars.

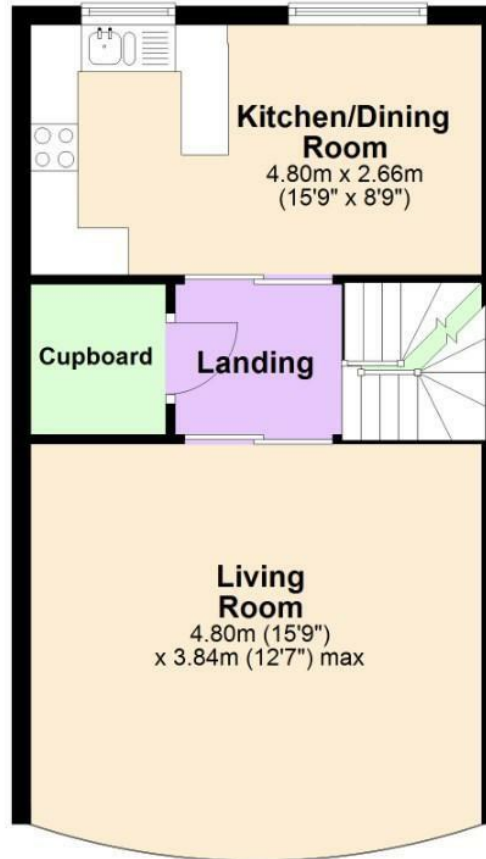
### Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.4 sq. feet)



### Second Floor

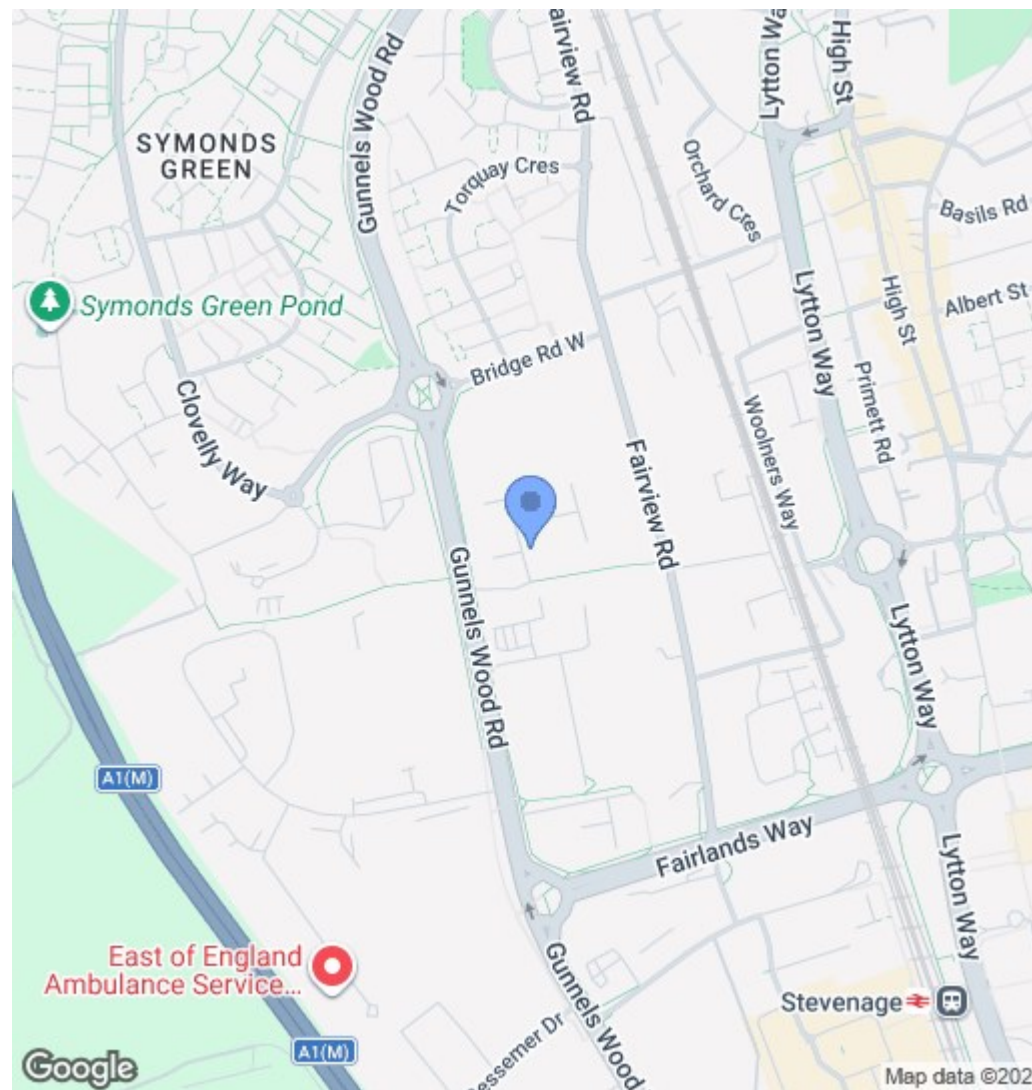
Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 124.3 sq. metres (1337.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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