



Kimbolton Crescent, Stevenage, SG2 8RL

£280,000



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# Kimbolton Crescent, Stevenage

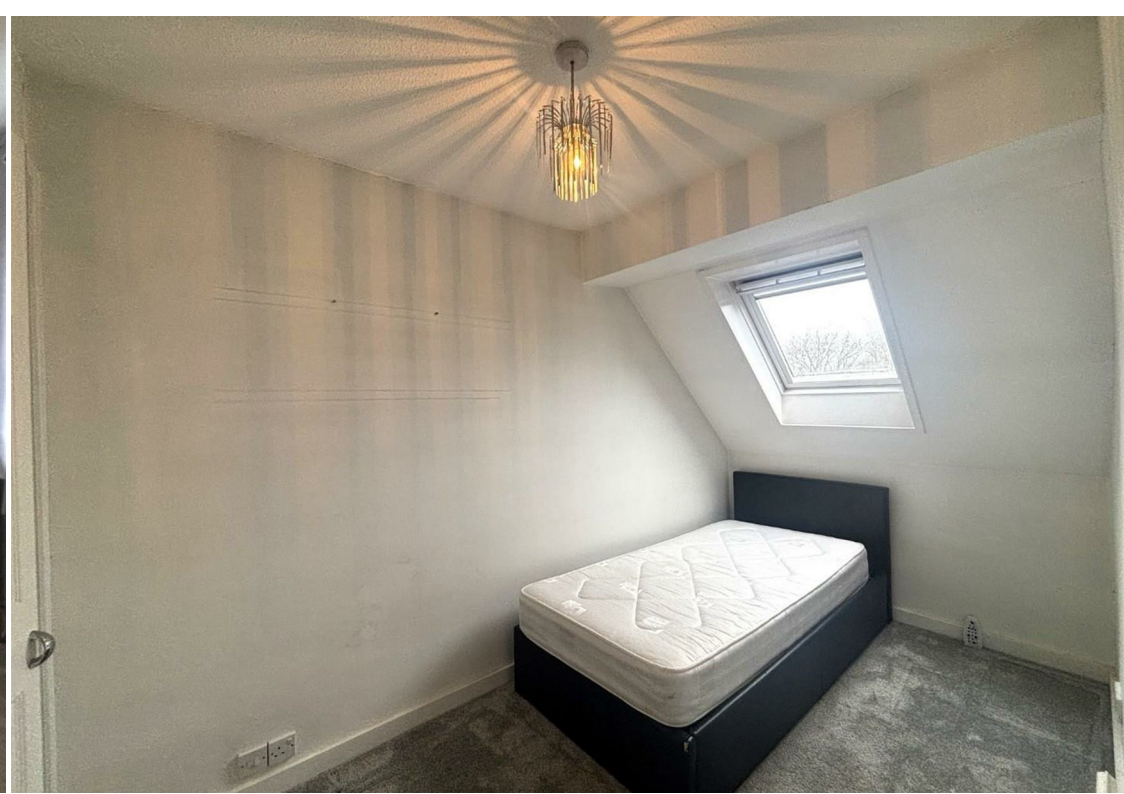
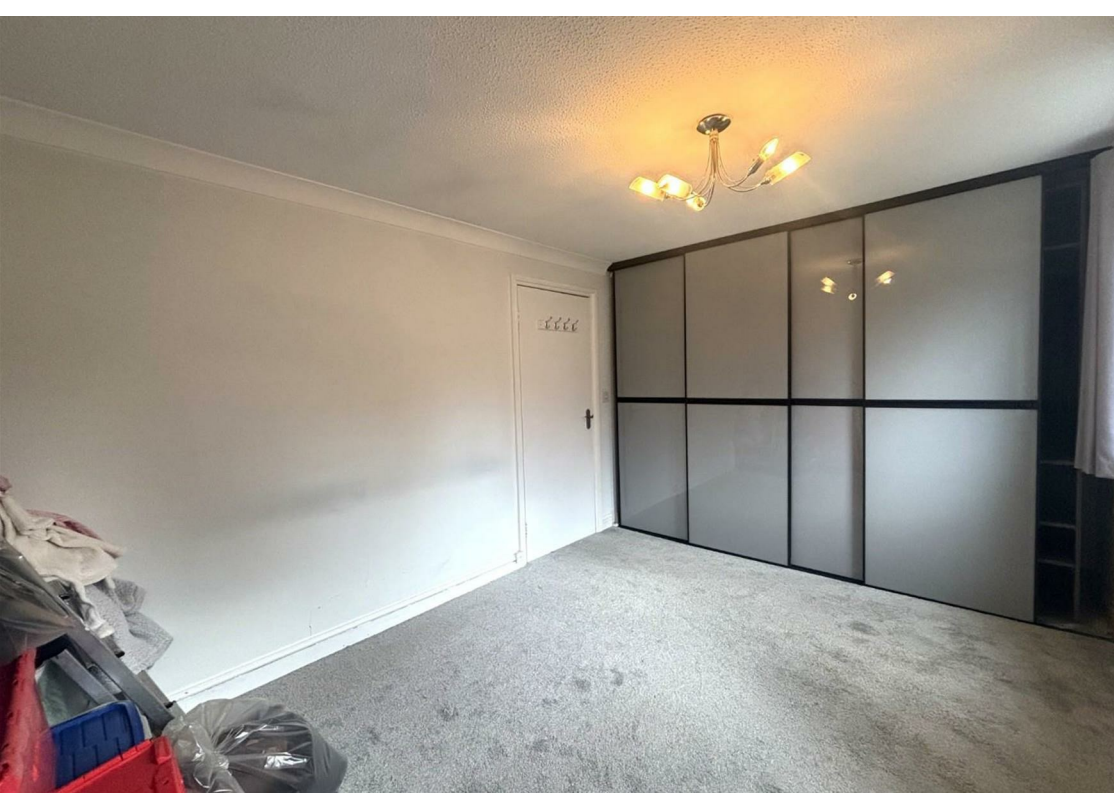
Nestled in the charming area of Kimbolton Crescent, Stevenage, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat.

The layout is practical and functional, ensuring that every inch of space is utilised effectively.

The house features a modern bathroom, designed with convenience in mind, providing a serene space for your daily routines. The overall design of the property is both stylish and practical, making it a perfect canvas for personal touches and decor.

Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and parks, making it an ideal choice for families and individuals alike. The surrounding area offers a sense of community while still being well-connected to the wider region.







**Porch:**

Opaque UPVC double glazed window to side, cupboard and door to:

**Entrance Hall:**

Radiator, stairs to first floor and doors to:

**Kitchen:**

8'6 x 8'4

Fitted with a range of base and wall mounted units with contrasting worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring hob with extractor fan over, built in fridge, freezer and oven, cupboard housing boiler and UPVC double glazed window to front.

**Living/Dining Room:**

15'5 x 14'9

Sliding doors to garden and radiator.

**First Floor Landing:**

Cupboard, loft access and doors to:

**Bedroom One:**

12'4 x 9'7

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

**Bedroom Two:**

11'6 x 8'4

Skylight to front, radiator and doors to:



**Shower Room:**

Walk in shower, chrome heated towel rail and tiled throughout.

**Bathroom:**

8'9 x 4'6

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, skylight to front, chrome heated towel rail and tiled throughout.

**Rear Garden:**

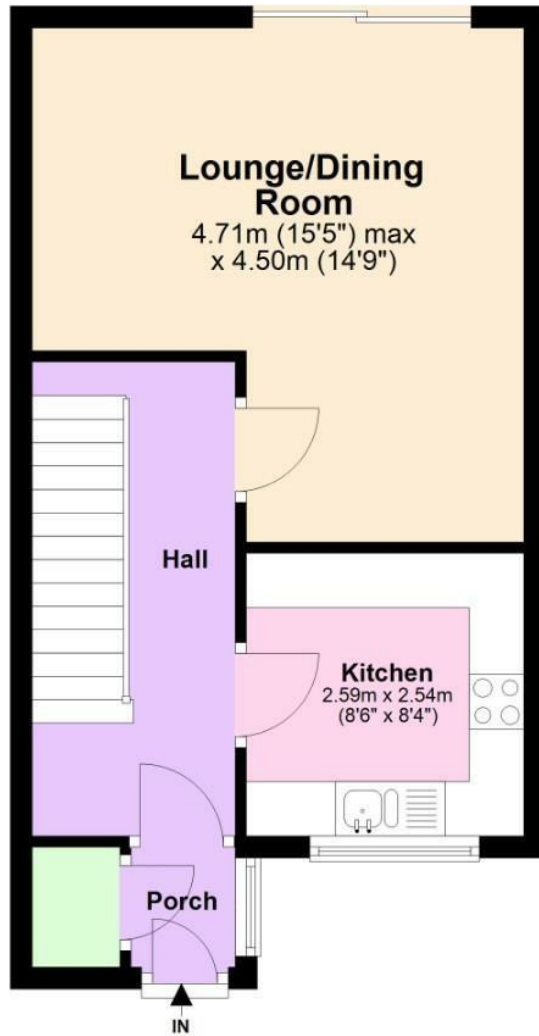
Courtyard style garden mainly laid with paved patio and enclosed by panel fencing, outside power and light, pedestrian gate.

**Front:**

Raised timber decking and enclosed by panel fencing and two gates with access to front door.

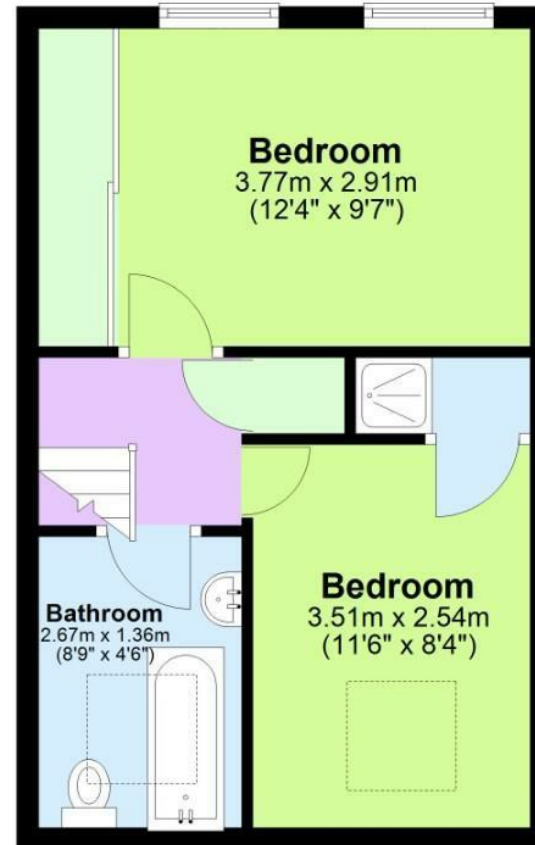
## Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



## First Floor

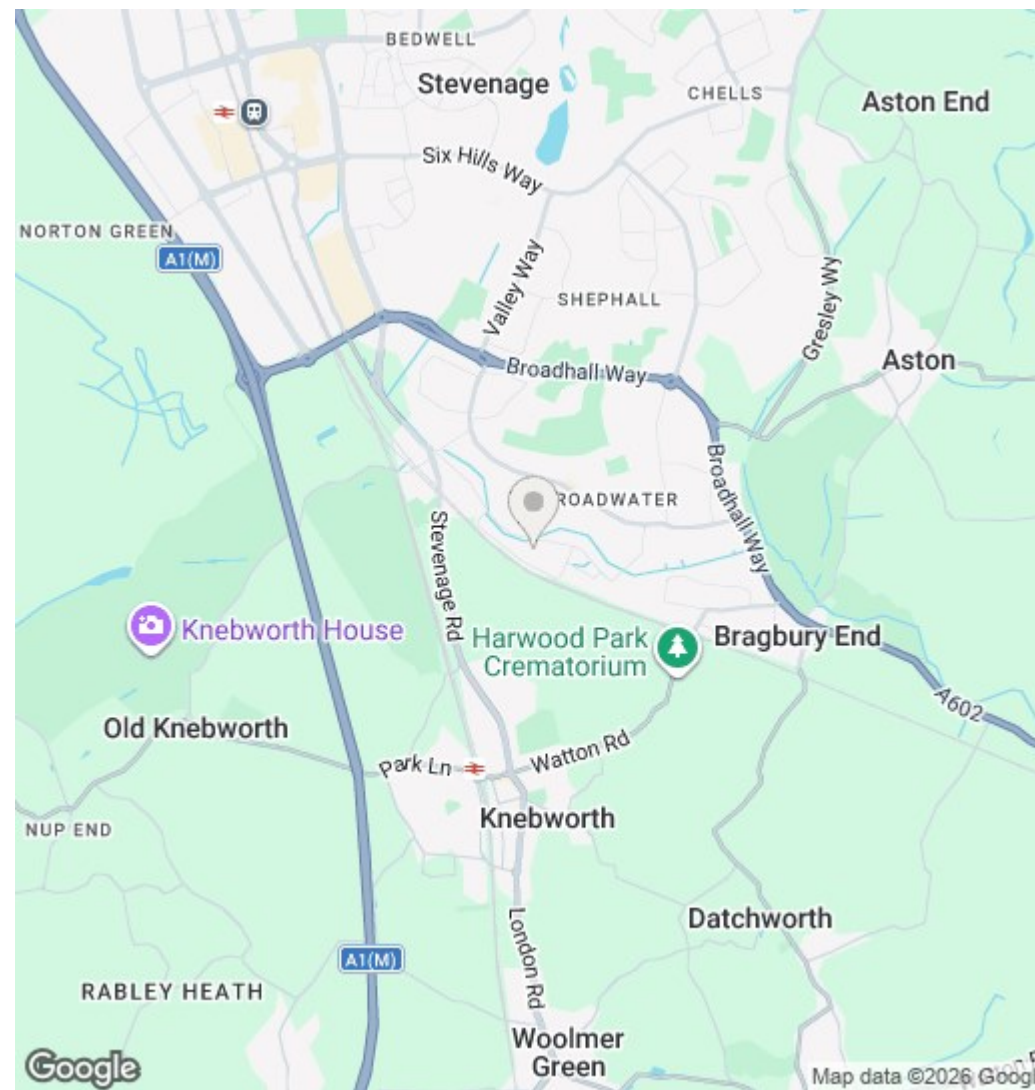
Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>78</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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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