



Berkeley Close  
Stevenage | SG2 8SG

AGENT HYBRID

**Guide Price £250,000**



Located in the desirable area of Berkeley Close, Stevenage, this charming maisonette offers a delightful living experience. With two generously sized bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The well-appointed reception room provides a welcoming space for relaxation and entertaining, while the nicely decorated interiors create a warm and inviting atmosphere.

The maisonette features a modern bathroom, ensuring convenience for daily routines. One of the standout features of this property is the garage, complete with electricity, providing ample storage space or the perfect spot for a workshop.

Location is key, and this property does not disappoint. It is within walking distance to local amenities, making everyday errands a breeze. Additionally, families will appreciate the proximity to schools, ensuring that education is easily accessible. The property also features a newly installed Hive system, so you can easily control your heating from your smartphone, wherever you are.

This maisonette combines comfort, convenience, and a lovely community feel, making it an excellent choice for those looking to settle in Stevenage. Don't miss the opportunity to make this delightful property your new home.

**DIMENSIONS**

- Entrance Hill
- Lounge/Kitchen/Diner 17'9 x 6'7
- Bedroom One 6'3 x 8'11
- Bedroom Two 10'6 x 8'4
- Bathroom 6'11 x 5'5

**N.B.**

Approx 948 years remaining on the lease.  
Approx £20 Ground Rent PA.

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>69</b>	<b>77</b>
(55-68) <b>D</b>		

**First Floor**  
Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 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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