

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 38 Downlands

Stevenage, SG2 7BH

Asking Price: £330,000



Council Tax: C



# Tenure: Freehold

A Two Bedroom Semi Detached Home Located In The Popular Area of Chells Manor - Garage & Parking, In Good Condition Throughout, Conservatory To The Rear Aspect, Ideal First Time Purchase or Investment Opportunity, Great Location, Walking Distance To Countryside Areas



## HALLWAY

UPVC double glazed door leads into hallway. Stairs rise to first floor. Under stairs storage cupboard. Enclosed gas meter. Location of fuse board. Radiator.

## KITCHEN

5'11" x 9'10" (1.80 x 3.00)

The kitchens fitted in a range of matching eye and base level gloss units with block edge work surface over, integrated electric hob and oven with Zanussi extractor hood over and space for fridge freezer. Plumbed and space for washing machine. Tiled splash backs and flooring. Enclosed worcester combi boiler. UPVC double glazed window to front aspect.

## LOUNGE

14'1" x 12'0" (4.29 x 3.66)

Floating electric fireplace. French doors leading to conservatory. Thermostat controls. Radiator.

## CONSERVATORY

8'10" x 12'1" (2.69 x 3.68)

Brick and UPVC construction. Solid wood flooring. French doors to garden. Vertical traditional radiator.

## FIRST FLOOR

### LANDING

Doors to all rooms. Loft access. Radiator.

### BEDROOM ONE

8'5" x 12'0" (2.57 x 3.66)

Integrated storage with mirrored sliding doors. UPVC double glazed window to rear aspect. Radiator.

### BEDROOM TWO

8'11" x 8'10" (2.72 x 2.69)

Two integrated storage cupboards. UPVC double glazed window to front aspect. Radiator.

### BATHROOM

6'11" x 6'1" (2.11 x 1.85)

The suite comprises of low level wc, panelled bath with shower over, vanity sink with cupboard under and heated towel rail. Ceramic tiled splash backs and flooring. UPVC double glazed window to side aspect.

### OUTSIDE

#### FRONT

Laid to lawn in the main. Footpath to front door.

#### REAR

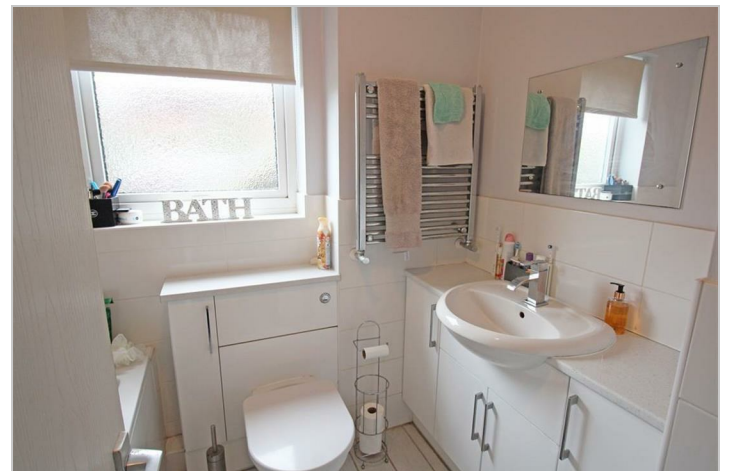
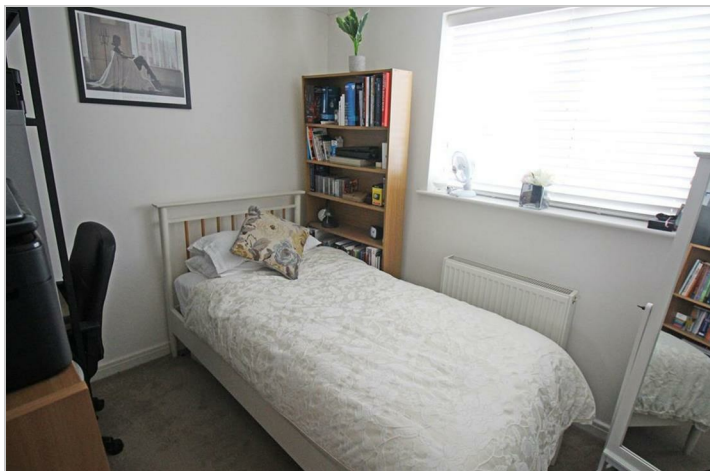
Mainly laid to lawn. Enclosed by panel fencing with gated access. Flowerbed borders and patio area. Outside tap. Storage shed.

#### GARAGE

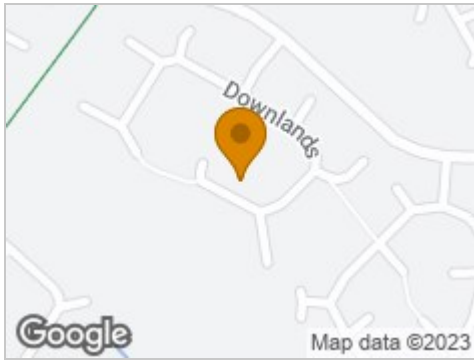
Metal up and over door. Personal door to garden. Light and power.

#### OFFICE AREA - 7'04" x 7'11"

Driveway allowing for off road parking and additional paved parking space in front of the property.



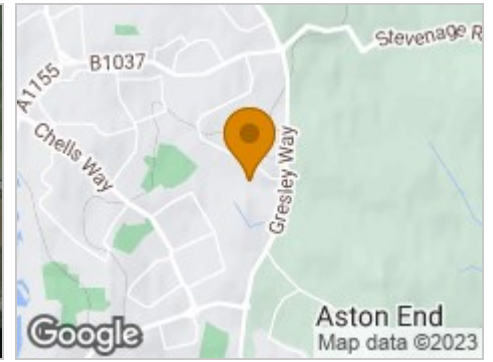
## Road Map



## Hybrid Map



## Terrain Map



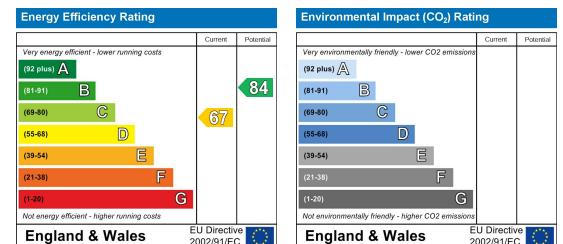
## Floor Plan



## Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.