

HUNTERS[®]

HERE TO GET *you* THERE



22 Ivel Road

Stevenage, SG1 3HJ

Offers In The Region Of £175,000



Council Tax: B



Two Bedroom Ground Floor Maisonette - Situated in the heart of Stevenage Old Town and only 0.8 miles from the train station, perfect for the London commute with regular trains to London Kings Cross.

This home comprises of an entrance hall, lounge, kitchen/diner, two well proportioned bedrooms, separate utility space and a family bathroom. Other features include a garage en bloc, ample of storage, private enclosed rear garden and the property close to local amenities and gives great access for the A1m.



Summary

Available for cash buyers only. A rare opportunity to purchase a ground floor maisonette situated in Stevenage Old Town, ideal first time purchase or investment.

The property benefits from a welcoming entrance hallway leading to all rooms, two good sized large bedrooms with fitted storage in both. A separate utility area with door leading to the rear garden, wall mounted boiler can be located in this room. Large lounge space with feature fireplace and sliding patio doors leading to the rear garden. Good size kitchen with matching eye and base level units with rolled worktops, space for washing machine and oven, stainless steel sink and two storage cupboards. Wet room style bathroom with low level w/c, wash hand basin and electric shower. Enclosed rear garden with patio perfect for seating, glass greenhouse and large storage shed. Well maintained front garden, mainly laid to lawn. Garage en-block with up and over door.

Entrance Hallway

Bedroom One

13'9" x 8'9" (4.19m x 2.67m)

Bedroom Two

7'5" x 11'2" (2.26m x 3.40m)

Utility Room

6'4" x 10'5" (1.93m x 3.18m)

Lounge

10'9" x 15'3" (3.28m x 4.65m)

Kitchen

6'9" x 14'2" (2.06m x 4.32m)

Bathroom

6'4" x 7'0" (1.93m x 2.13m)

Outside

Rear Garden

Front Garden

Garage En-Block

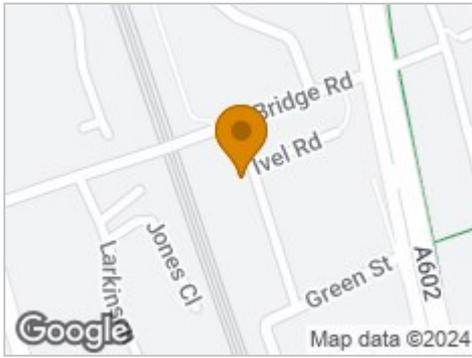
Lease Details

Ground Rent: £22.50 per 6 months

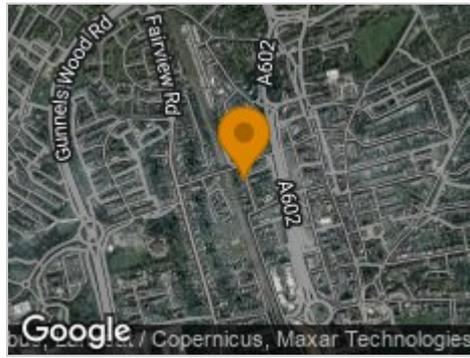
Lease Length - 50 years remaining



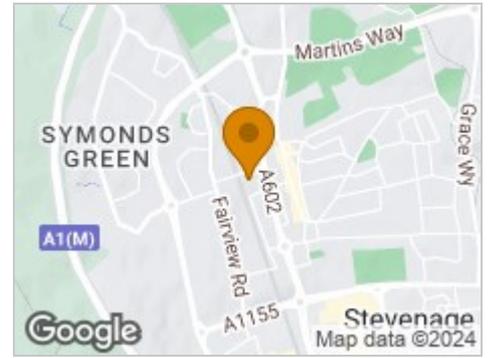
Road Map



Hybrid Map



Terrain Map



Floor Plan

GROUND FLOOR

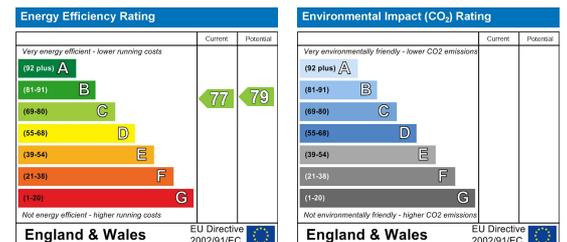


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrege, ©2025

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.