

# HUNTERS®

HERE TO GET *you* THERE



Christie Road

Stevenage, SG2 0NG

Asking Price £235,000



# 25 Christie Road

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## PORCH

Door in to property. Laminate flooring. Door into Lounge/Diner.

## LOUNGE / DINER

15'7" (max) x 12'9" (max) (4.75 (max) x 3.89 (max))  
Laminate flooring. Radiator. Double glazed windows to side and front aspect. Spiral staircase to first floor. Door to Kitchen.

## KITCHEN

6'5" x 5'5" (1.96 x 1.65)  
Laminate flooring. Matching wall and base units. Stainless steel sink with mixer and tap and drainer. Plumbed for washing machine. Space for free-standing cooker. Space for free-standing fridge/freezer. Double glazed window to front aspect.

## FIRST FLOOR

### LANDING

Vinyl flooring. Doors to Bedrooms and Bathroom

### BEDROOM

13'7" x 8'2" (4.14 x 2.49)  
Parquet effect vinyl flooring. Radiator. Fitted cupboards, Airing cupboard housing combi boiler (installed in 2019). Double glazed windows to side and front aspect.

### BATHROOM

7'3" (max) x 5'6" (2.21 (max) x 1.68)  
Parquet effect vinyl flooring. Part tiled walls. Radiator. Low level WC. Panelled bath with electric shower above. Pedestal wash hand basin. Frosted double glazed windows to front aspect.

## OUTSIDE

## COMMUNAL GARDEN

Gravelled garden enclosed by panelled fencing. Legally shared with the three other houses that form part of the cluster however our vendor has maintained and been the sole user of the garden since 2005.

## PARKING

Off street parking space currently for one vehicle but demise covers artificial lawn area to left hand side. Potential to have an extra space.

## AGENTS NOTES

Details have been approved by our vendor. An EPC is available.

COUNCIL TAX: Band B = £1538.34 per annum.



## Road Map



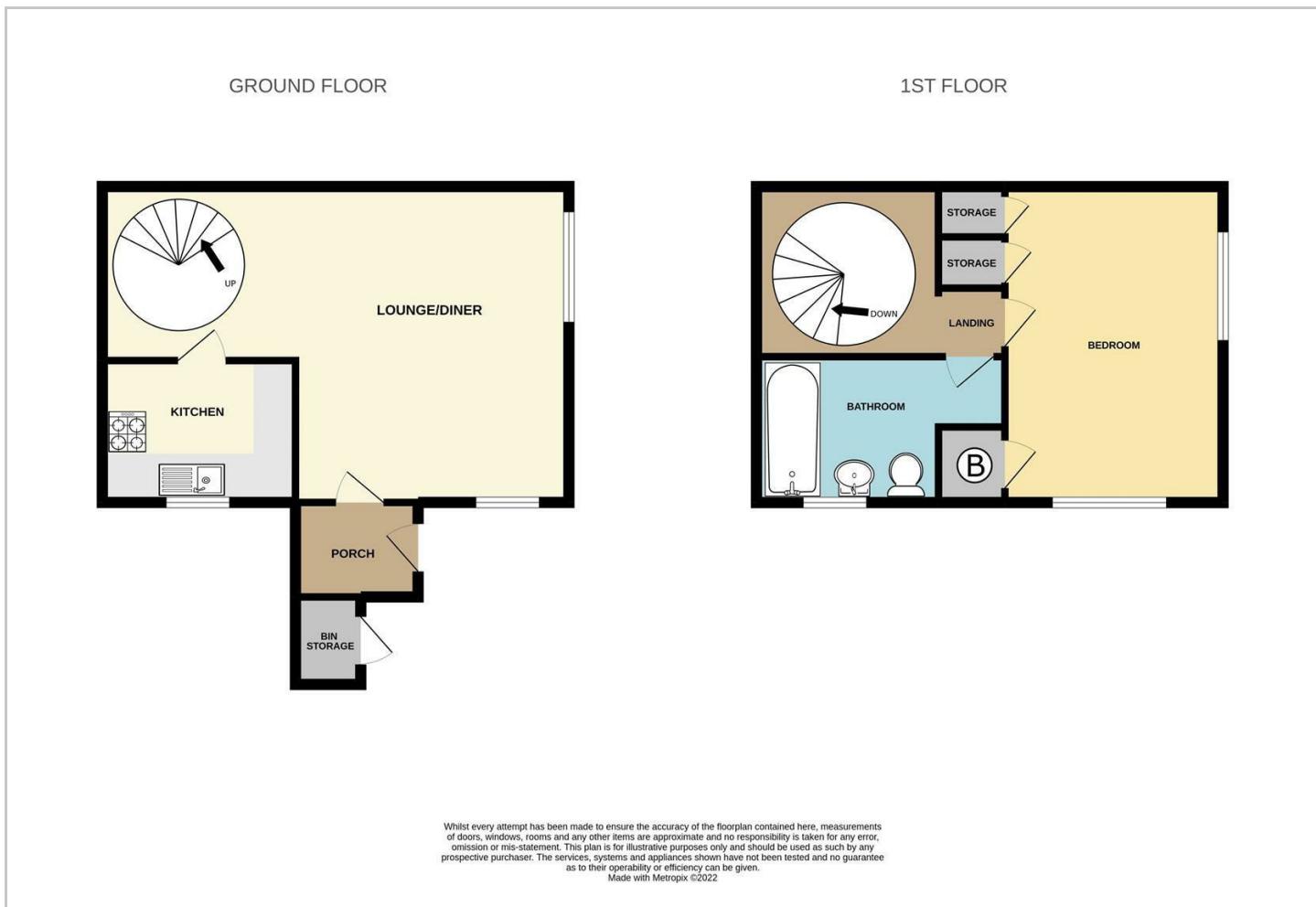
## Hybrid Map



## 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.