



Sefton Road, Stevenage

CHANDLERS



# 172 Sefton Road

Stevenage, SG1 5RP

Offers In Excess Of £365,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band C

\*\*\* Guide Price - £365,000 to £375,000 \*\*\* A very well presented three bedroom terraced property within Martins Wood a popular residential area of Stevenage, offering a friendly community feel with good local amenities and easy access to schools and transport links.

Accommodation comprises entrance hall, refitted kitchen / dining room, sitting room, utility room and cloakroom. Upstairs are three double bedrooms and a family bathroom. The property has an enclosed rear garden with gate to rear and communal parking areas. ( EPC C - Stevenage Borough Council - Tax Band C)



- Three bedroom family home
  - Popular Martins Wood location
  - Entrance Hall and cloakroom
  - Beautiful kitchen / dining room
  - Sitting room opening onto garden
  - Utility room
  - Three double bedrooms
  - Family Bathroom
  - Enclosed rear garden
  - Communal parking to rear
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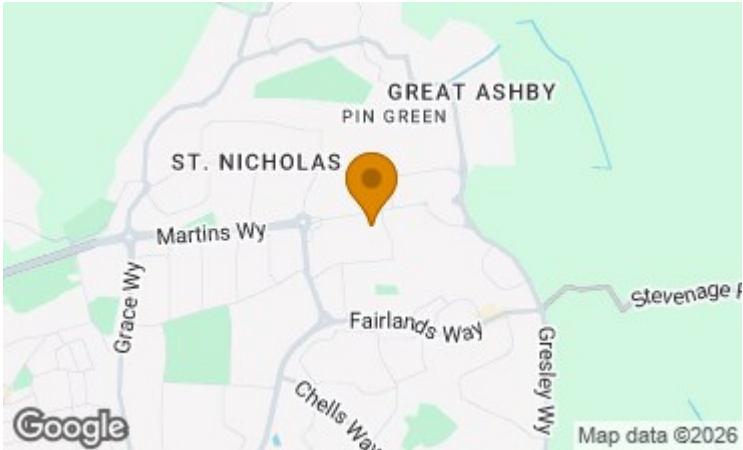


### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	