





# 195 Chells Way

Stevenage, SG2 0LX  
Guide Price £325,000



3 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

A three bed terraced property within this popular location and within easy access of Marriotts School. Set back from the road with a driveway to the front of the property the property also benefits from a garage to the rear and on the plot, accessible from the garden.

The property is offered chain free and requires some modernisation but provides an ideal opportunity to create a wonderful family home. Accommodation comprises entrance hall, kitchen/breakfast room, sitting / dining room and conservatory with access to side entrance, workshop and cloakroom. Upstairs are three bedrooms and a family bathroom. To the rear is an enclosed rear garden and door to the garage.

(EPC C - Stevenage Borough Council - Tax Band C - Agent Note - The property comprises of a small part of flying freehold, where the 1st floor continues over the shared side access.)



- Three bedroom terraced
  - Chain free
  - Driveway to front
  - Garage on plot
  - Requires some refuirbishment
  - Kitchen / Breakfast room
  - Sitting room
  - Conservatory
  - Upstairs bathroom
  - Enclosed rear garden
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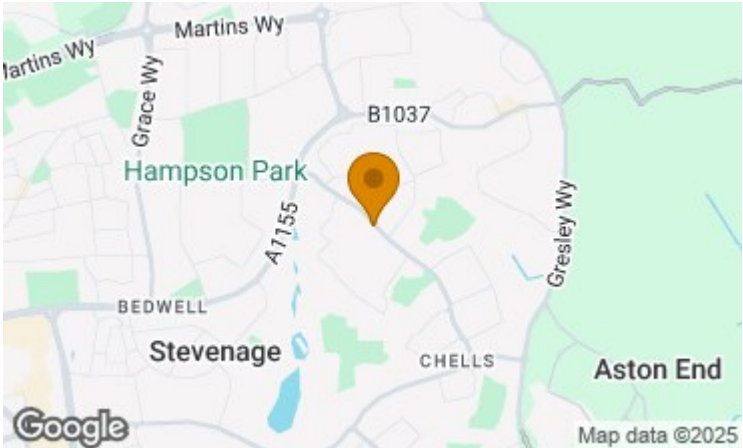


### Disclaimer

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		86
(81-91) B		
(69-80) C	75	
(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	