



Pankhurst Crescent, Stevenage

CHANDLERS

# 247 Pankhurst Crescent

Stevenage, SG2 0QP

Offers In Excess Of £350,000



4 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band C

(Guide Price £350,000 to £375,000). A spacious four bedroom family home within this popular residential area. The property benefits from a full size loft conversion that has created an additional bedroom with study / dressing area. The property also benefits from Solar Panels providing a useful savings on utility bills.

Accommodation comprises entrance porch, hallway, full depth sitting room, kitchen / breakfast room with door to conservatory and cloakroom. The first floor comprises three bedrooms and a shower room with a fixed staircase leading to the loft conversion.

The property has an enclosed rear garden and general parking is available to the front. Chells is a desirable area within Stevenage with access to local shops and schooling as well as all the Stevenage has to offer within easy access.

(EPC C - Stevenage Borough Council - Tax Band



- Four bedroom family home
  - Loft conversion with bedroom and dressing/study area
  - Kitchen / Breakfast room
  - Sitting room
  - Conservatory with downstairs W.C
  - Three 1st floor bedrooms
  - Shower room
  - Enclosed rear garden
  - General parking to front
  - Popular location with access to shops and schools
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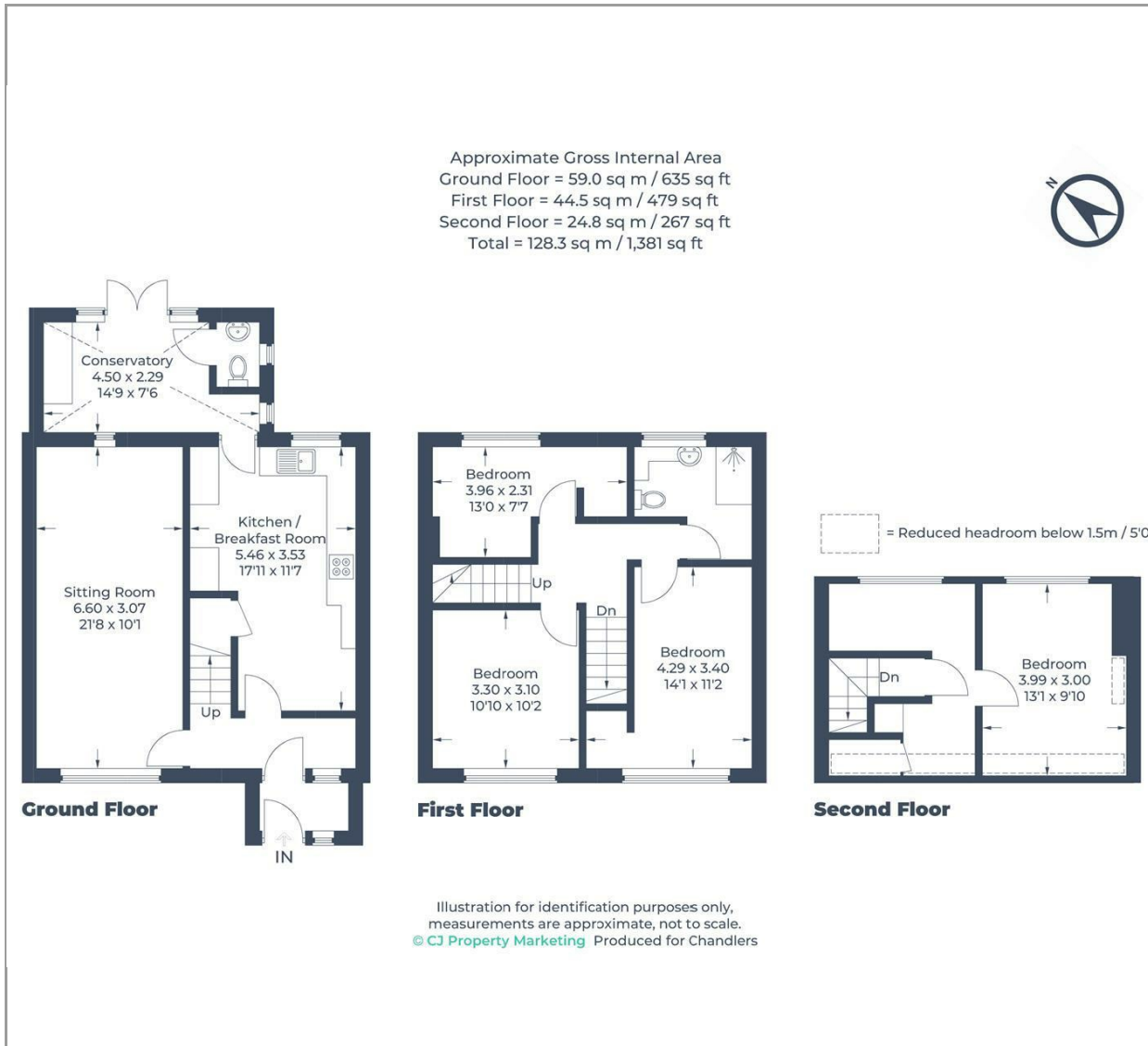










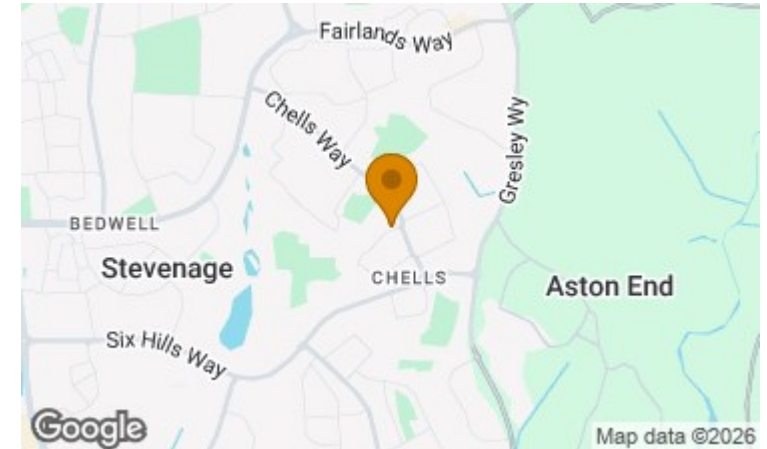


### Disclaimer

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                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 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 |           |

# CHANDLERS

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