



Elbow Lane, Stevenage

CHANDLERS

# 63 Elbow Lane

Stevenage, SG2 8LN  
Offers In Excess Of £340,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

A very well presented three bedroom family home within this popular residential area of Oaks Cross on the southern side of Stevenage. Offered for sale with No Chain.

Accommodation comprises entrance with access to both downstairs rooms. The Sitting room stretches the full depth of the house and has patio doors onto the the rear garden. The Kitchen / dining room also stretches the full depth of the house and features a fitted kitchen with space for dining table, additional workspace and door to the rear garden. Upstairs are three good sized bedrooms and a family Bathroom. (EPC D, Stevenage Borough Council, Tax Band C)

- Three Bedroom family home
- Popular residential area
  - Sitting Room
- Kitchen Dining Room
  - Three bedrooms
  - Family bathroom
  - Enclosed rear garden
  - No Chain





Approximate Gross Internal Area  
 Ground Floor = 40.3 sq m / 434 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Total = 80.1 sq m / 862 sq ft

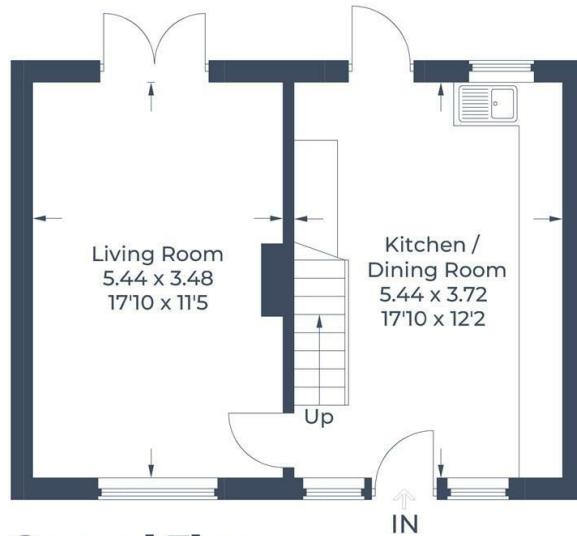


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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#### Disclaimer

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 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	
(55-68)	D	57
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC