



Ellis Avenue, Stevenage

CHANDLERS

43 Ellis Avenue

Stevenage, SG1 3SL

Offers In Excess Of £350,000



2 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band

A very well presented two bedroom semi-detached property situated on a corner plot with parking and approximately 0.7 Miles from Stevenage Old Town and 1.3 Miles from the Mainline railway station. The property is offered for sale in good decorative order and offers bright, airy and spacious feel throughout.

Accommodation comprises entrance, sitting room with fireplace opening into Kitchen / dining room with range of wall and floor mounted units, door to side and access to cloakroom. Upstairs are two double bedrooms the first having built in wardrobes. There is also an upstairs bathroom.

Outside is a large enclosed rear garden with an open outlook which has a raised decked area and large lawn with planted borders and further seating areas. The garden also has access to a very useful outside store with power and light connected. (EPC C - Stevenage Borough Council - Tax Band C)



- Old Town location
- Two bedroom semi-detached
- Corner Plot and Parking to front
- Well presented, light and airy home
- Sitting room
- Kitchen / Breakfast room
- Cloakroom
- Two Double bedrooms
- Upstairs family bathroom
- Large garden with decked area and open outlook











Approximate Gross Internal Area
 Ground Floor = 36.1 sq m / 388 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Store Room = 3.3 sq m / 35 sq ft
 Total = 75.3 sq m / 809 sq ft



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

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.