



Julia Gate, Stevenage

CHANDLERS

# 50 Julia Gate

Stevenage, SG2 7QT  
Guide Price £375,000

-  2 Bedrooms
-  1 Bathrooms
-  1 Reception Rooms
-  EPC Rating Band

A large two bedrooms property with driveway offering approximately 900sq foot of accommodation within the desirable Chells Manor area of Stevenage. The property is offered chain free and offers the potential to convert into a three bedroom (STPP and Consents).

Accommodation comprises entrance hall, cloakroom, 21ft Sitting room which opens into dining area and fitted kitchen. On the first floor is a main bedroom with a dressing room off it (Part restricted head height), second bedroom and family bathroom. The rear garden is mainly laid to lawn with seating area. (EPC TBC - Stevenage Borough Council - Council Tax Band C)

- Two Bedroom semi - detached
  - Driveway to front
  - Cloakroom
  - 21ft Sitting / Dining room
    - Kitchen
  - First bedroom with dressing room
    - Family Bathroom
    - Rear Garden
- Potential to convert to a three bedroom (STPP & Consents)
  - Chain Free





## Additional/Material Information

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

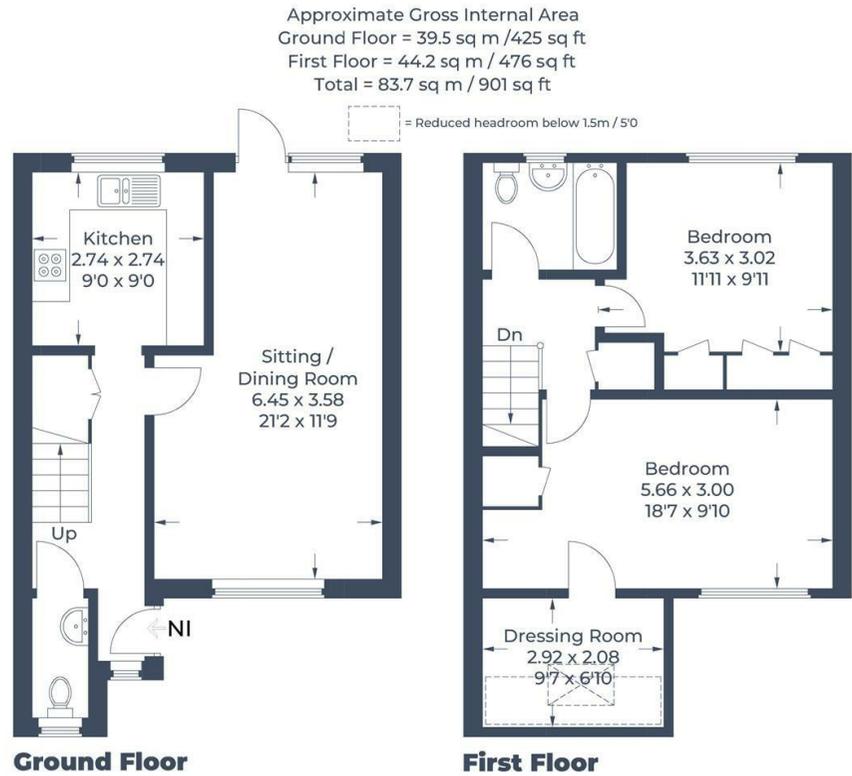
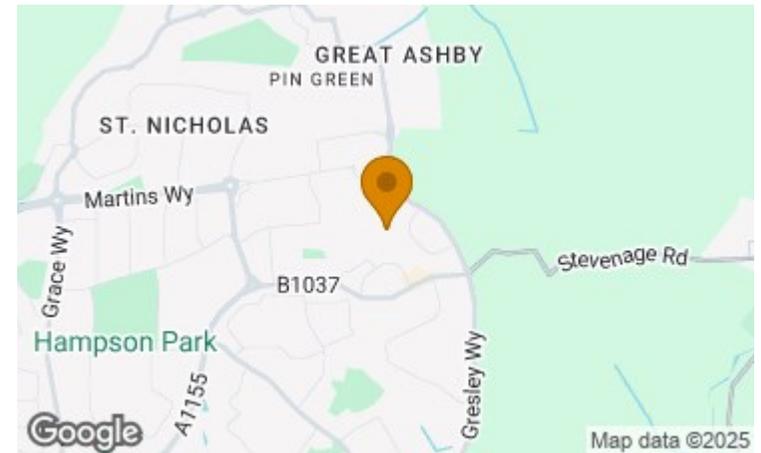


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	