



Chalkdown, Stevenage

CHANDLERS

66 Chalkdown

Stevenage, SG2 7BG
£350,000

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

A rarely available one bedroom bungalow with garage and parking. Situated within Chells Manor with access to local shops including a supermarket and Doctors surgery as well as the Old and New Town of Stevenage.

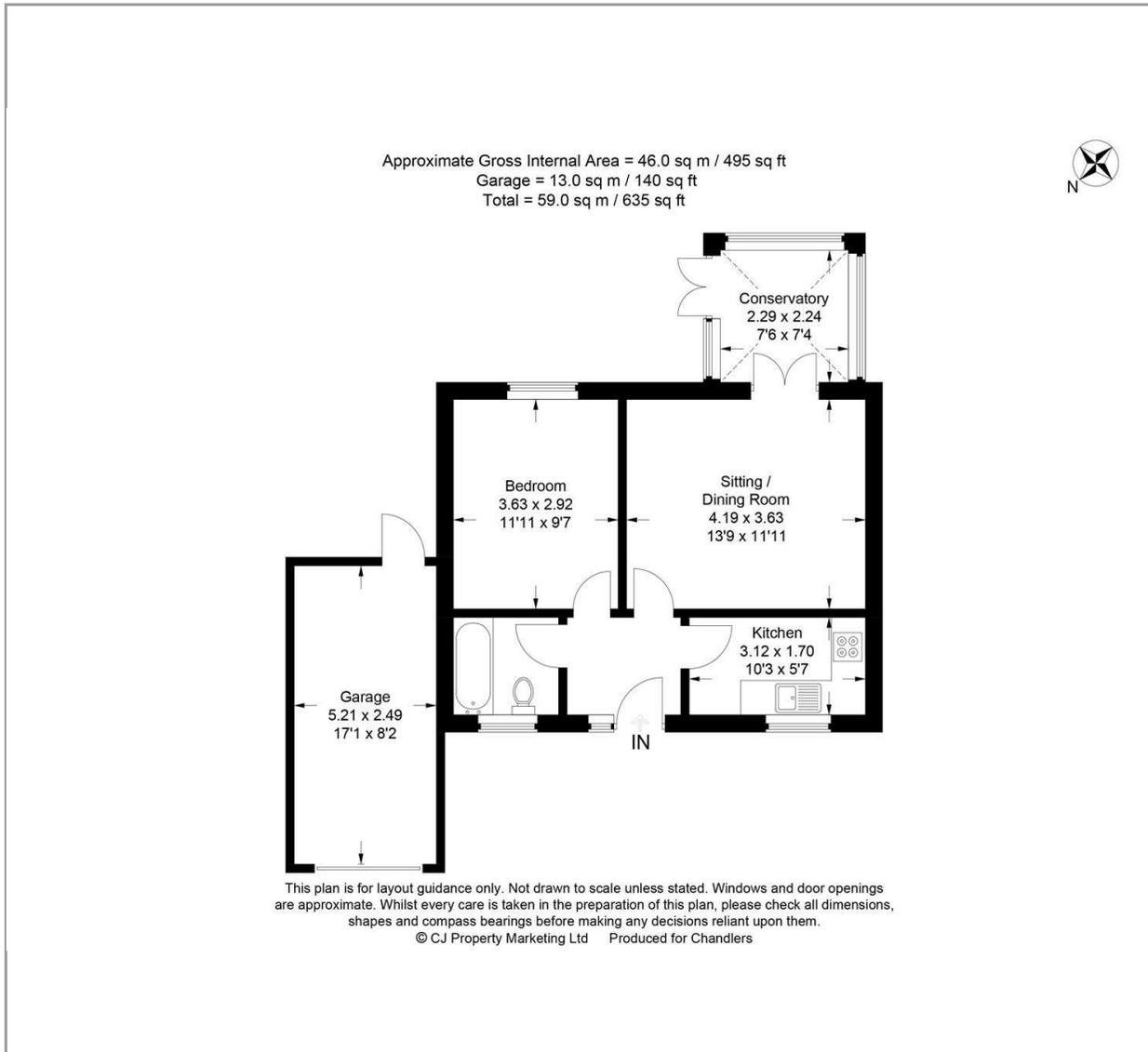
The bungalow is set back from the road with a pretty front garden and path leading to the front door. Once inside a generous sized entrance hall provides access to all rooms including a kitchen to the front, sitting room which open into a conservatory. The hall also provide access to a large double bedroom and bathroom.

To the rear of the property is a private enclosed rear garden with patio area and planted shrub borders as well as rear access to the attached garage. (EPC - D)

- Rarely available one bedroom bungalow
 - Garage and Driveway
- Sitting room leading to conservatory
 - Kitchen
 - Bathroom
- Planted front garden
- Enclosed private rear garden
 - Popular location
 - Chain free

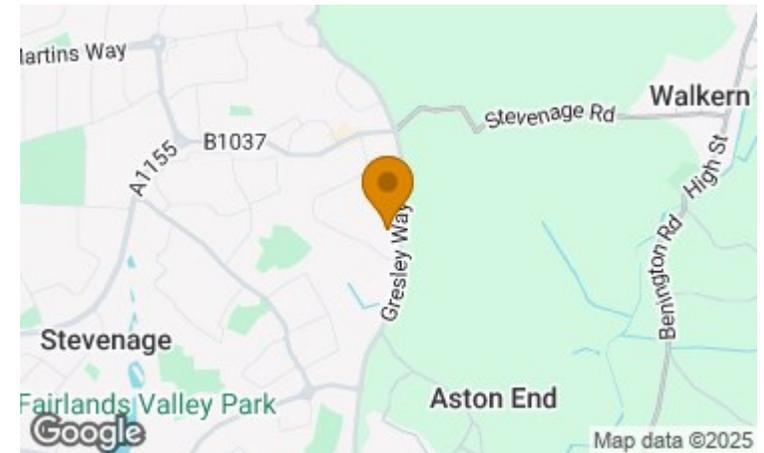






Additional/Material Information

- Local Authority is Stevenage Borough Council
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity
- Buyers should note that probate has not yet been granted and any delays will affect an eventual completion date



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Chandlers Independent Estate Agents, 01438 356635 sales@chandlers-estates.co.uk