



Minehead Way, Stevenage

CHANDLERS



# 96 Minehead Way

Stevenage, SG1 2JH  
Guide Price £375,000



3 Bedrooms



1 Bathrooms



1 Reception Rooms



EPC Rating Band D

A very well presented three bedroom semi-detached family home within the popular Symonds Green area of Stevenage and with easy access to the A1, local Schooling as well as all the facilities available in both the New and Old Town. The current owners have purchased additional land to the side of the property which creates gated parking as well as the potential to extend (STPP).

Accommodation comprises entrance hall, sitting room, beautiful open plan re-fitted kitchen / dining room, cloakroom, storage cupboard and a rear utility area with access to the rear garden. Upstairs are three bedrooms and a family bathroom.

(EPC D - Stevenage Borough Council - Tax Band C)



- Three bedroom semi detached
  - Desirable Location
  - Additional side garden with gated parking
  - Open plan refitted kitchen / dining room
  - Sitting room
  - Cloakroom and rear utility room
  - Modern tiled bathroom
  - Generous rear garden
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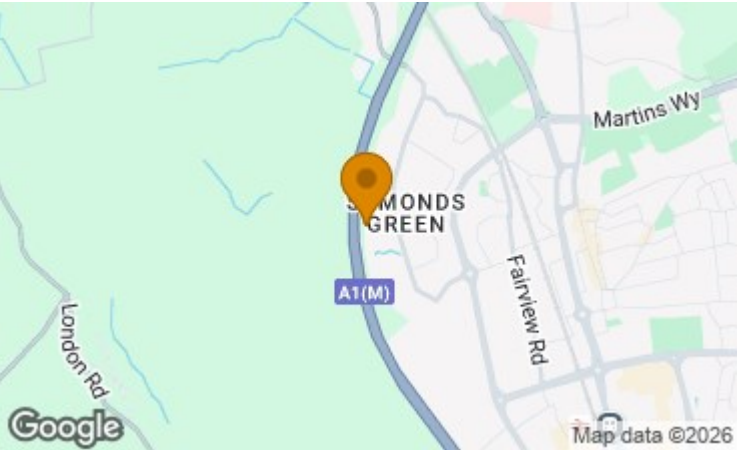


### Disclaimer

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	