

# Alexander Bond & Company

Estate Agents | Property Management



Augustus Gate, Stevenage, Herts, SG2 7QY

Offers In Excess Of £260,000



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# Augustus Gate

Stevenage, SG2 7QY

- Popular Area Of Stevenage
- End Of Terrace
- Re- Fitted Bathroom With Shower
- Good Sized Enclosed Rear Garden
- Chain Free
- One Bedroom Freehold House
- Re- Fitted Kitchen With Integrated Appliances
- Spacious Bedroom
- Allocated Parking
- Walking Distance to Local Amenities

**\*\*CHAIN FREE\*\*** We are pleased to present for sale the freehold of this beautifully improved one-bedroom end-of-terrace home, ideally located on the eastern outskirts of Stevenage.

The property is presented to an excellent standard and features a contemporary re-fitted kitchen with integrated appliances, a spacious lounge/dining room, and a modern re-fitted white three-piece bathroom suite with shower. Additional benefits include a good-sized private garden and ample parking.

This attractive home is ideal for both first-time buyers and investors, offering an excellent opportunity within a highly sought-after location.

Located within the desirable Chells Manor area of Stevenage, Augustus Gate enjoys close proximity to open countryside as well as the town's extensive amenities. The property is well positioned for access to the A1(M) and A10, providing convenient routes to London and Peterborough. A regularly serviced bus stop to the Town Centre and Stevenage railway station is just a short walk away.

Stevenage railway station offers direct services to London King's Cross in approximately 25 minutes. Leisure facilities in the area are plentiful, including scenic countryside walks, local gyms and sports centres, and several nearby golf courses.

Viewing of this property is highly recommended.



## KITCHEN

10'9" x 8'7" (3.28m" x 2.62m")

Access via modern contemporary front door, grey laminate flooring, high gloss modern re-fitted kitchen with granite effect work top surfaces, fitted wall and base units, concealed lighting, stainless steel single drainer sink unit, built in oven with extractor hood over, plumbing for a washing machine, understairs recess for fridge / freezer.

## LOUNGE/ DINING ROOM

11'11" x 10'9" (3.63m" x 3.28m")

Double glazed door and window to rear garden, stairs off to first floor, two wall mounted electric heaters.

## LANDING & STAIRS

Built in airing cupboard housing hot water tank.

## BEDROOM

11'11" x 10'9" (3.63m" x 3.28m")

Double glazed window to rear, access to boarded loft, wall mounted electric heater.



## **BATHROOM**

Re fitted modern white bathroom with an L shaped bath , fitted mixer tap with an attachment, hand wash basin with mixer tap and cupboard under, low level WC with a concealed cistern, fully tiled walls, grey wood effect flooring, inset ceiling spot lights, heated towel rail, fitted electric shower, shower screen, inset shelve/ niche.

## **OUTSIDE**

**PARKING:** Allocated Parking for 2 + Cars to the side of the property.

**REAR GARDEN.** Paved patio area, lawn, fenced borders, gated access to the side.

## **Directions**

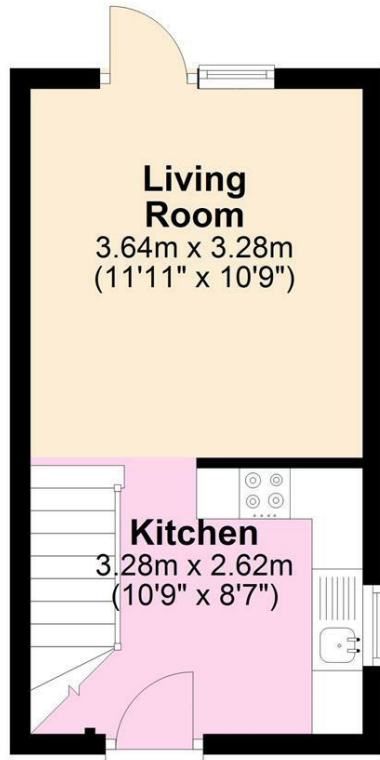




## Floor Plans

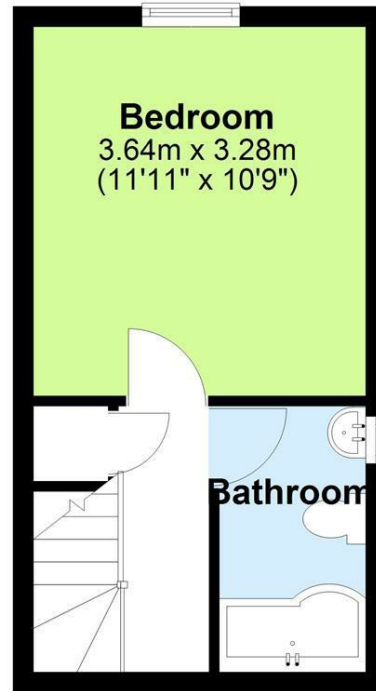
### Ground Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



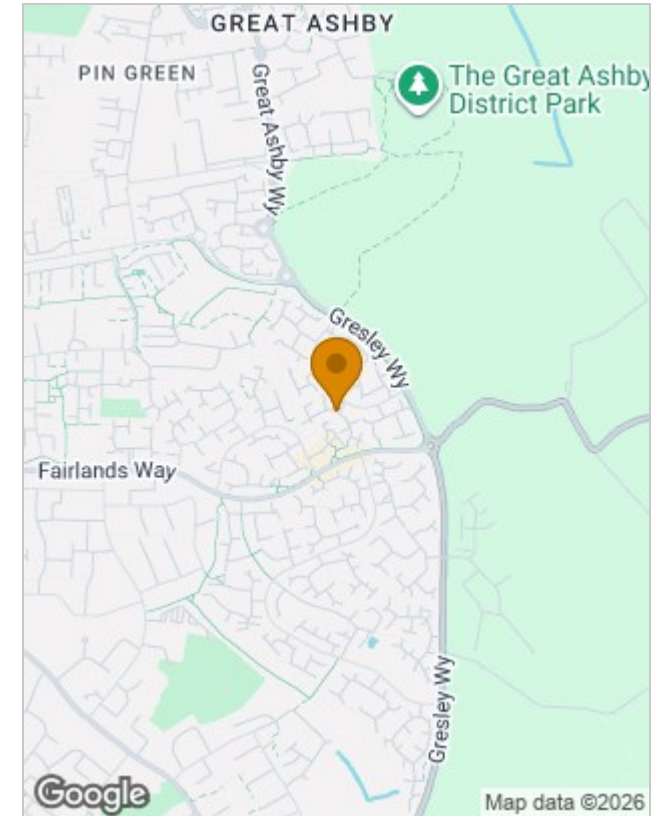
### First Floor

Approx. 20.8 sq. metres (224.1 sq. feet)



Total area: approx. 41.6 sq. metres (448.3 sq. feet)

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</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	

## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.