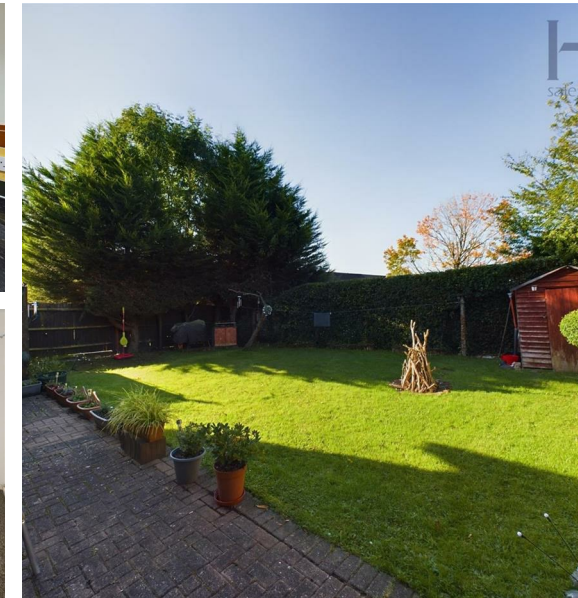


Abbots Grove Stevenage Hertfordshire SG1 1NS.  
Asking Price £365,000





## Abbots Grove, Stevenage, Hertfordshire, SG1 1NS.

### Council Tax Band: C

CHAIN FREE! Four bedroom terraced home located in the Bedwell area of Stevenage. This property boasts 4 good size bedrooms, providing ample space for a growing family or those in need of the extra room. Situated less than one mile from Stevenage mainline train station ideal for those who need to commute and just a short walk to local amenities. This property not only offers comfortable living space but also a promising investment opportunity due to its yield potential. Don't miss your chance to view, call Homes and Mortgages today on 01438 728444.

#### Entrance Hall

17'0" x 6'0" (5.19 x 1.84)

Hardwood door to front aspect, built in cloak cupboard, stairs leading to the first floor landing, dado rail, coving to ceiling, tiled floor, wall mounted radiator, understairs storage space and doors to:

#### TV Room/Snug

11'5" x 6'9" (3.48 x 2.08)

Georgian style double glazed window to front aspect and wood effect flooring.

#### Lounge

13'2" x 10'1" (4.02 x 3.09)

Georgian style double glazed window to front aspect, feature fire place, wall mounted radiator, dado rail, and coving to ceiling.

#### Cloakroom

5'7" x 2'8" (1.72 x 0.83)

Half tiled walls, low level WC, coving to ceiling and extractor fan and tiled floor.

#### Kitchen/Dining Room

27'1" x 8'9" (8.26 x 2.68)

A large kitchen/diner with wall and base units, ample work surface space and splashback tiling. stainless steel sink and drainer with mixer taps over. Space for range style oven with chimney extractor over, fridge/freezer space and plumbed for a washing machine, integrated

dishwasher. Double glazed Georgian style window and doors to rear aspect, wall mounted radiator, recessed spotlights, coving to ceiling, tiled flooring

#### Landing

10'9" x 2'11" (3.29 x 0.90)

Stairs from entrance hall, dado rail, loft access and doors to:

#### Shower Room

9'5" x 5'5" (2.89 x 1.66)

Georgian style window to rear aspect, double shower cubic with mixer tap shower, low level WC, pedestal wash and basin with mixer tap over, tiled floor and wall mounted radiator. Recessed spotlights and extractor fan.

#### Bedroom One

13'3" x 11'4" (4.04 x 3.46)

Georgian style window to front aspect and wall mounted radiator.

#### Bedroom Two

11'3" x 10'1" (3.44 x 3.09)

Georgian style window to front aspect and wall mounted radiator.

#### Bedroom Three

8'8" x 8'7" (2.66 x 2.62)

Georgian style window to rear aspect and wall mounted radiator.

#### Bedroom Four

8'8" x 8'2" (2.65 x 2.51)

Georgian style window to rear aspect and wall mounted radiator.

#### Rear Garden

A nice size garden with a patio area to rear side leading to laid lawn

#### Front garden

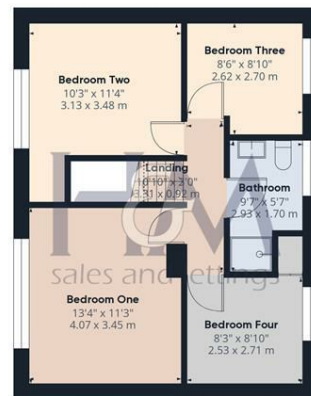
Small garden with laid lawn and brick retaining wall.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1109.21 ft<sup>2</sup>  
103.05 m<sup>2</sup>

**Reduced headroom**

155.65 ft<sup>2</sup>  
1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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**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>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(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	