

Longfields Stevenage Hertfordshire SG2 8QB.  
Price Guide £280,000



## Longfields, Stevenage, Hertfordshire, SG2 8QB. Council Tax Band: C



GUIDE PRICE £280,000 - £290,000 CHAIN FREE!! Two bedroom mid terraced located in the Oak Cross area of Stevenage. This two bedroom property benefits from two double bedrooms, kitchen/diner, a large rear garden, and hardstanding to the front. The property is situated close to local amenities and bus routes. For more information and to arrange your viewing call Homes and Mortgages on 01438 728444.

### **Kitchen/Diner**

A nice size kitchen diner with stairs to first floor landing, dual open access point leading to the lounge, wood effect flooring throughout, coving to ceiling, double glazed door to front aspect, patio doors to rear aspect leading to garden. The kitchen is comprised of wall and base units with rolltop work surfaces, stainless steel sink and drainer with mixer tap over, integrated electric oven with gas hob and extractor Hood over. Space for free-standing fridge freezer and washing machine.

### **Lounge**

Dual aspect double glazed windows, wood effect flooring, coving to ceiling, wall mounted radiator, TV aerial, and phone port.

### **First Floor Landing**

Double glazed window to rear aspect overlooking garden, loft access and doors to:

### **Shower Room**

Double glazed window to rear aspect, low level WC, pedestal wash hand basin, double shower with wall mount power shower, lino flooring and wall mounted radiator.

### **Bedroom One**

Dual aspect double glazed windows, over stairs storage cupboard, wood effect flooring, wall mounted radiator, and coving to ceiling.

### **Bedroom Two**

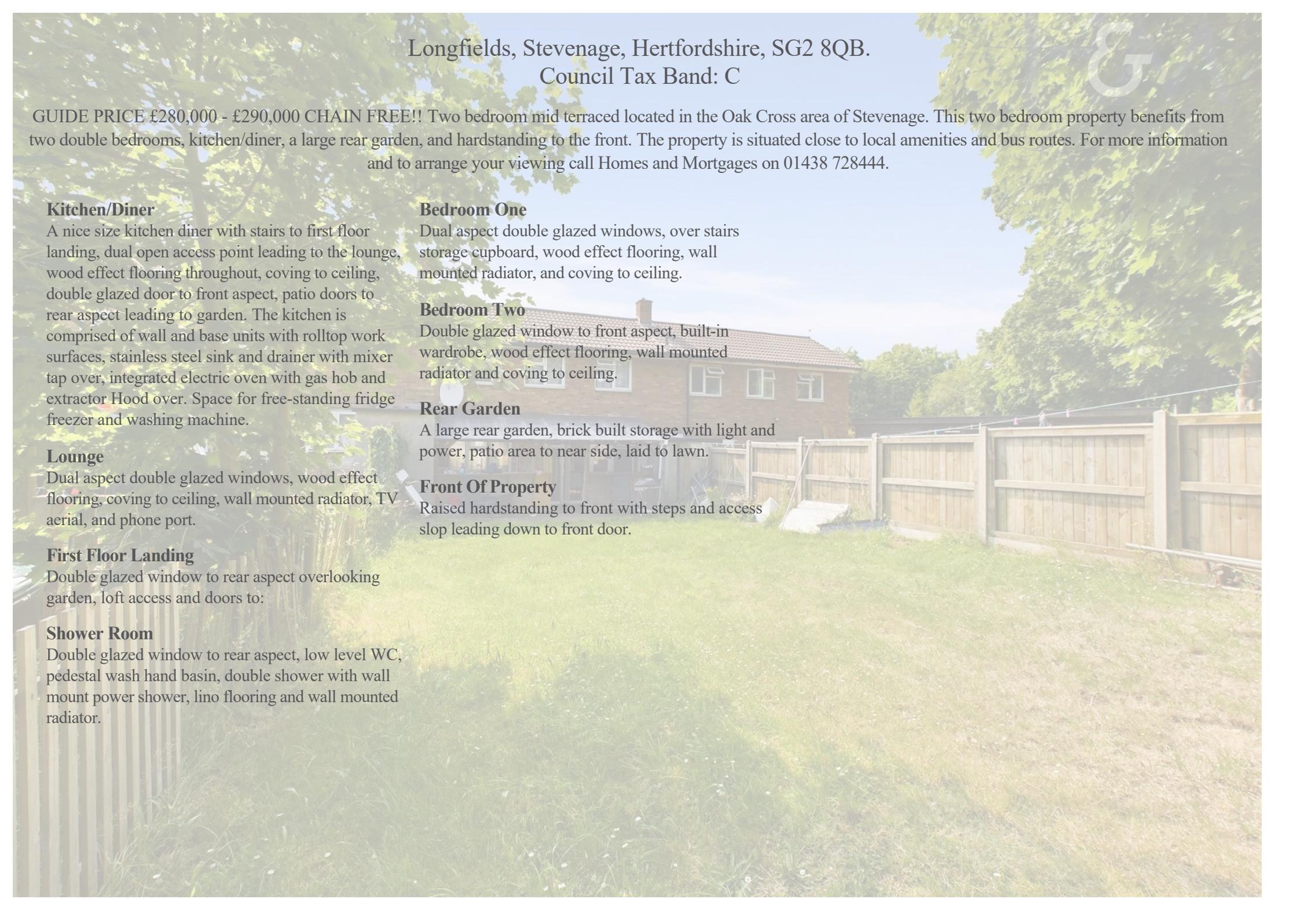
Double glazed window to front aspect, built-in wardrobe, wood effect flooring, wall mounted radiator and coving to ceiling.

### **Rear Garden**

A large rear garden, brick built storage with light and power, patio area to near side, laid to lawn.

### **Front Of Property**

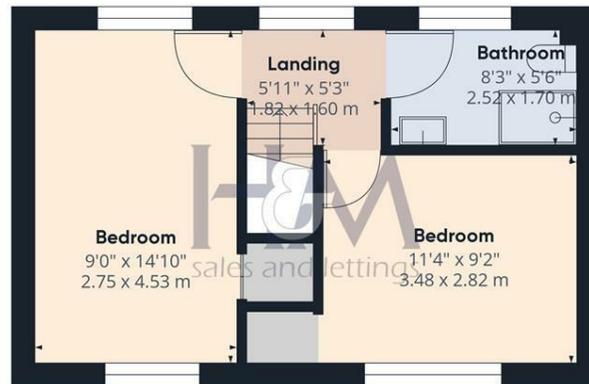
Raised hardstanding to front with steps and access slop leading down to front door.







Floor 0



Floor 1

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

697.12 ft<sup>2</sup>  
64.76 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | <b>74</b>   |
| (55-68) <b>D</b>                                   | <b>57</b>                  |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |