



## Augustus Gate, Chells Manor, Stevenage, SG2 7QY

GUIDE PRICE £400,000 - £410,000 A Beautifully Maintained Three Bedroom Semi Detached House Situated In A Small Cul--de-Sac Within This Popular Modern Residential Street Which Is Located In The Sought After Chells Manor Area Of Stevenage. Locally The Property Benefits Firstly From Its Excellent School Catchment Which Includes NOBEL SECONDARY SCHOOL Amongst Others, A Doctors Surgery And Local Shops. The Current Vendor Has Made Numerous Changes To The Property Including A Garage Conversion. EARLY VIEWING IS HIGHLY ADVISED. CHAIN FREE !!!!

Guide Price £400,000

# Augustus Gate, Chells Manor, Stevenage, SG2 7QY



- Three Bedroom Semi Detached
- Office
- Downstairs Cloakroom
- Excellent School Catchment
- Chells Manor
- Modern Kitchen Diner
- Refitted Bathroom
- Lounge
- Large Conservatory
- Easy Maintenance Garden

## New room

### Entrance porch

With access via a UPVC door with a decorative crescent window light, a UPVC double glazed window to the front aspect, single panel radiator, Grey Oak effect laminate flooring, coving to the ceiling, and access to the lounge via a half glazed door.

### Downstairs cloakroom

Comprising of a close coupled WC, a hand wash basin set in a modern white gloss vanity unit, a continuation of the Grey Oak effect laminate flooring, UPVC frosted double glazed window and a single panel radiator.

### Lounge

14'8" x 13'8" (4.47 x 4.17)

A very generously sized lounge area situated to the front of the property, with a UPVC double glazed window to the front aspect, a double panelled radiator, large under stairs recess, coving to the ceiling, Grey Oak effect laminate flooring.

### Office

7'8" x 10'3" (2.34 x 3.12)

Originally the garage and now converted to an additional reception room, which is currently being utilised by the owner as an office, with a UPVC double glazed window to the front aspect, Oak effect laminate flooring, inset lighting and a single panel radiator.

### Kitchen / Diner

15'0" x 9'5" (4.57 x 2.87)

A generous size kitchen and dining area situated to the rear of

the house and comprising of a refitted modern contemporary cream kitchen with an excellent range of wall, base and drawer units, solid wood work top with an inset ceramic single bowl sink and drainer with chrome mixer tap over, under counter spaces for washing machine and slim line dishwasher, space for a freestanding oven with a chimney style extractor hood over, tiled splash back and a large space for a double width fridge, grey Oak effect laminate flooring, a double panelled radiator and radiator cover, UPVC French patio doors as well as an additional UPVC double glazed window and coving to the ceiling.

### Conservatory

13'8" x 8'2" (4.17 x 2.49)

A UPVC constructed conservatory with dwarf wall and window sill, wood effect laminate flooring, power points wood effect laminate flooring and French doors leading to the garden space.

### Stairs to the first floor landing

With fitted smoke alarm and single panel radiator, doors to all first floor accommodation.

### Bedroom 1:

10'6" x 8'1" (3.20 x 2.46)

A double bedroom situated to the front of the property with a UPVC double glazed window, single panel radiator, coving to the ceiling and a large recess.

### Bedroom 2:

9'5" x 8'1" (2.87 x 2.46)

Again a double bedroom with a UPVC double glazed window to the rear aspect, a large recess area, a built in cupboard housing hot water cylinder, coving to the ceiling and access to the loft space.

### Bedroom 3:

6'4" x 7'7" (1.93 x 2.31)

A single bedroom with a UPVC double glazed window to the front aspect, single panel radiator and coving to the ceiling.

### Bathroom

Comprising of a panel surround P shaped bath with wall mounted shower and chrome fittings, a hera vanity system with hand wash basin, vanity shelf and a concealed WC, tiled flooring and fully tiled walls, a frosted UPVC double glazed window, chrome heated towel rail and coving to the ceiling.

### Garden

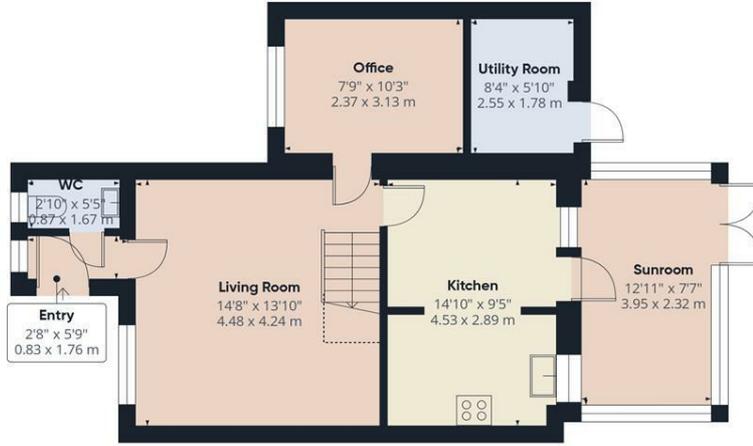
A sunny south facing private rear garden with a central artificial lawn area, paved patio, a timber framed shed and gated rear access storage cupboard which is to the rear of the garden with access via a UPVC door and also houses the gas boiler.



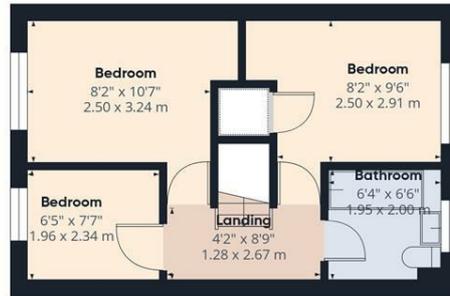
## Directions



# Floor Plan



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
925 ft<sup>2</sup>  
85.8 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Council Tax Details

Band

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.

