



## Ripon Road, Stevenage, SG1 4NG

EXCELLENTLY PRESENTED and SPACIOUS Three Bedroom Family Home situated in North Stevenage. Features include, NEATLY FITTED KITCHEN/Diner, Lounge Area, Downstairs Cloakroom, THREE SIZABLE BEDROOMS, MODERN Fitted Bathroom, Front and Rear Garden, NO ONWARD CHAIN.

£330,000

# Ripon Road, Stevenage, SG1 4NG



- Excellently Presented and Spacious Three Bedroom Family Home
  - Lounge Area
  - Modern Fitted Bathroom
- Situated in North Stevenage
  - Downstairs Cloakroom
  - Front and Rear Gardens
- Neatly Fitted Kitchen/Diner
  - Three Sizable Bedrooms
  - No Onward Chain

### Entrance Hallway

Hardwood Door to Front Aspect, Door to Downstairs Cloakroom and Kitchen/Diner, Stairs to 1st Floor Landing.

### Downstairs Cloakroom

Low Level W.C, Hand Basin, Extractor Fan, Tiled Flooring.

### Kitchen/Diner

16'3" x 9'5" (4.95 x 2.87)

Roll Top Work Surfaces, Cupboards at Eye and Base Level, Cooke and Lewis Induction Hob and Extractor Fan, Built in Cooker, Built in Dishwasher, Space for Washing Machine, Double Panel Radiator, Space for Fridge/Freezer, Breakfast Bar with Stools, New Consumer Unit, Gas Meter.

### Lounge Area

13'8" x 15'4" (4.17 x 4.67)

Laminate Flooring, Double Panel Radiator, T.V Point, Patio Doors Leading to Rear

Garden, Double Glazed Window to Rear Aspect.

### Landing

Doors to all rooms, Loft Access, Glow Worm Combi Boiler, Storage Cupboard.

### Bedroom Two

9'5" x 14'1" (2.87 x 4.29)

Double Glazed Window to Front Aspect, Double Panel Radiator.

### Bedroom One

9'6" x 15'8" (2.90 x 4.78)

Double Glazed Window to Rear Aspect, Double Panel Radiator.

### Bedroom Three

11'6" x 6'6" (3.51 x 1.98)

Double Glazed Window to Rear Aspect, Double Panel Radiator.

### Newly Fitted Bathroom

7'3" x 6'1" (2.21 x 1.85)

Low Level W.C, Wash Basin with Tiled Splash Back, Bath with Mixer Tap, Tiled Flooring, Double Glazed Window to Front Aspect, Vanity Cupboard, Bath with Power Shower and Rainfall Shower Head, Heated Towel Rail.

### Rear Garden

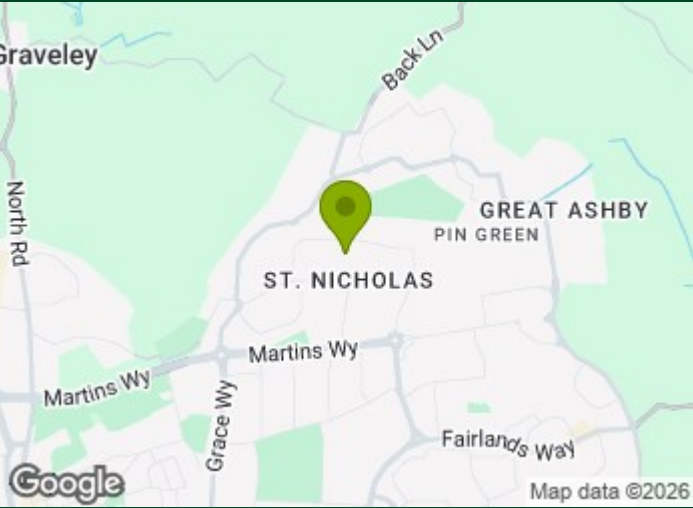
Newly Laid Patio Area, Laid to Lawn, Timber Fencing, Mature Tree.

### Front Garden

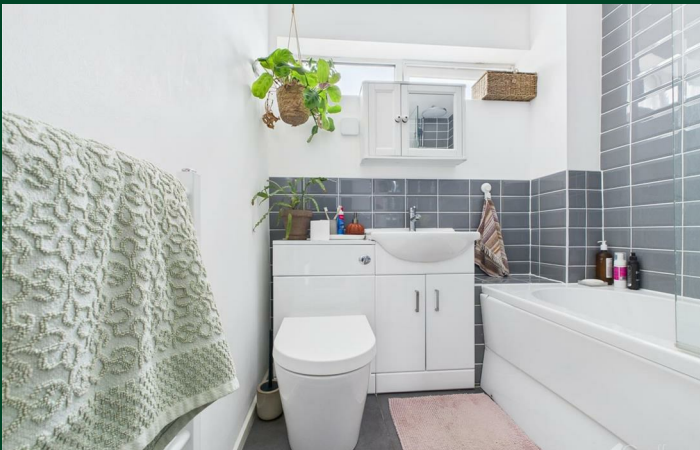
Picket Fence, Shingled Bed, Large Outside Brick Shed with Electrics and Space for Tumble Dryer.

### Local Information

Ripon Road is situated in North Stevenage which has excellent access to the A1(M), Lister Hosptial, and The Leys Primary School.



### Directions



Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	