



Pankhurst Crescent, Stevenage, SG2 0QN

£325,000



3



1



2

Pankhurst Crescent, Stevenage

****GUIDE PRICE £325,000 - £335,000****

Nestled in the desirable area of Pankhurst Crescent, Stevenage, this terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms offer versatility, perfect for entertaining guests or enjoying quiet evenings at home.

The separate kitchen and dining room create a functional layout, ideal for family meals and gatherings. The well-presented rear garden is a delightful outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property features convenient driveway parking for two vehicles, ensuring ease of access.

Situated within walking distance to a parade of shops, residents will appreciate the convenience of local amenities just a short stroll away. This home is offered chain free, making the buying process smoother and more straightforward.

With its appealing features and prime location, this property is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to view this delightful home.







Entrance Hall:

Radiator, stairs to first floor and doors to:

Kitchen:

8'11 x 7'8

Fitted with a range of base and wall units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, built in oven, four ring hob with extractor fan over, UPVC double glazed window to front and opening to:

Dining Room:

11'10 x 8'2

Cupboard, radiator and UPVC double glazed window to front.

Living Room:

10'6 x 8'6

Radiator and UPVC double glazed doors opening to rear garden.

Utility Room:

7'5 x 3'7

Cupboard with one housing boiler and door opening to garden.

Bedroom One:

13'6 x 10'2

UPVC double glazed window to rear and radiator.

Bedroom Two:

13'9 x 7'11

UPVC double glazed window to front, radiator and cupboard.



Bedroom Three:

10'5 x 9'10

UPVC double glazed window to rear and radiator.

Bathroom:

10'8 x 9'10

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and walk in shower, tiled throughout, towel rail and opaque UPVC double glazed window to front.

Garden:

Paved patio seating area with steps leading to lawn and enclosed by panel fencing, outside light and raised planters.

Driveway:

Providing off street parking for two cars.

Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



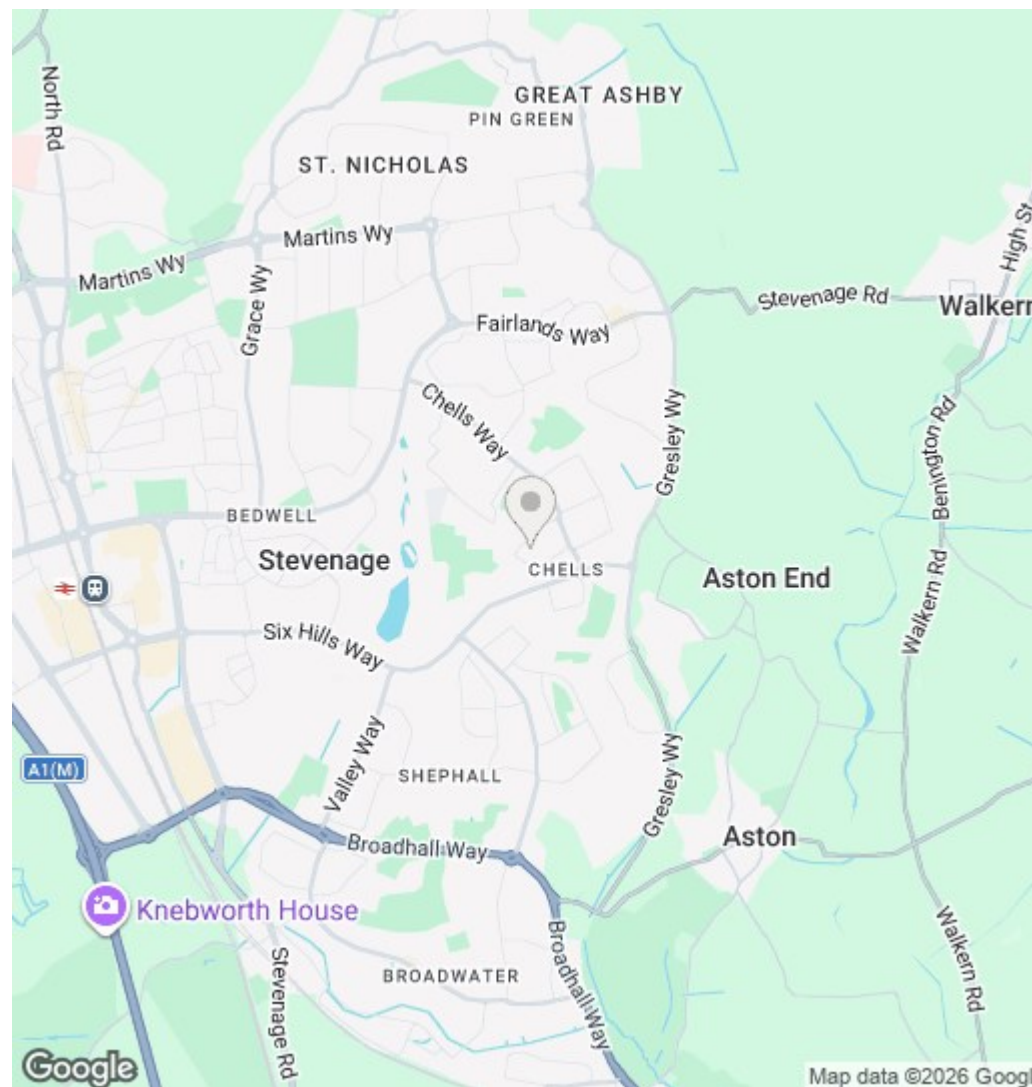
Total area: approx. 90.1 sq. metres (970.3 sq. feet)

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

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



**mather
estates**
independent agents



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com