



Rowland Road, Stevenage, SG1 1TE

£325,000



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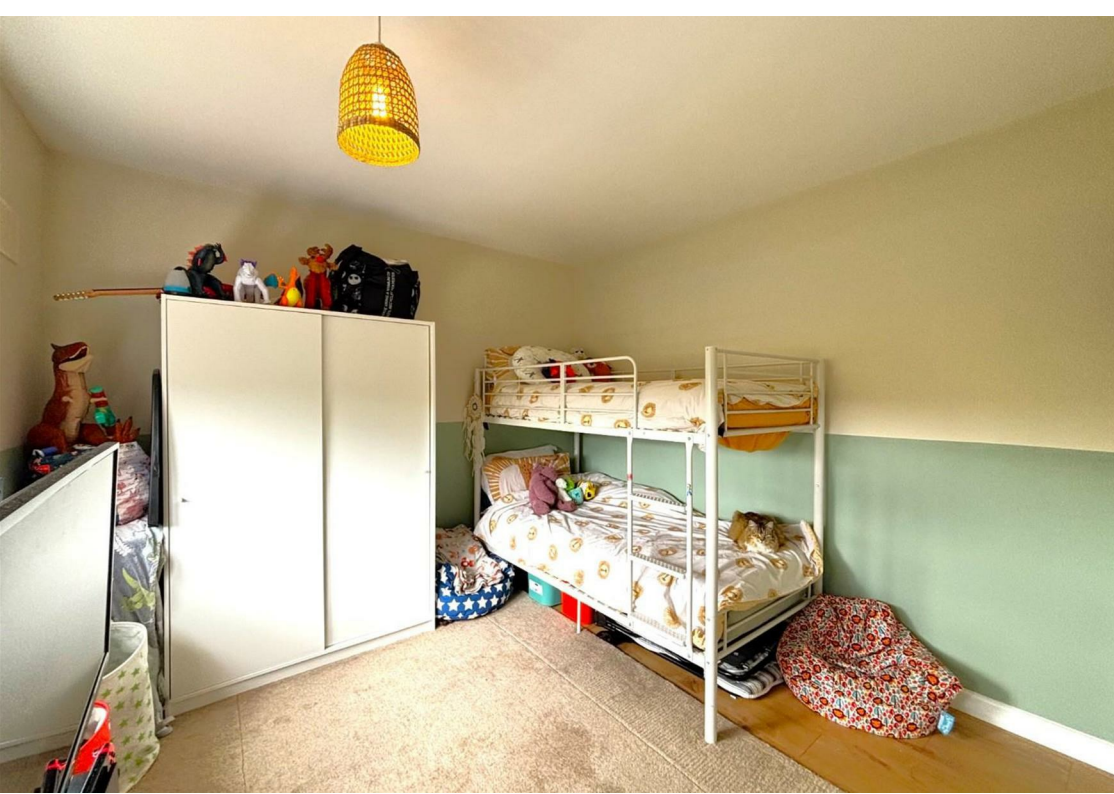
Nestled on the charming Rowland Road in Stevenage, this delightful house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The large lounge and dining room create a welcoming atmosphere, perfect for entertaining guests or enjoying family meals.

Recently updated, the house features a new bathroom and a convenient ground floor WC, ensuring modern comfort and practicality. The south-facing garden is a true highlight, offering a sunny outdoor space ideal for gardening, play, or simply unwinding in the fresh air.

Situated close to a parade of shops, residents will find everyday amenities just a short stroll away. Additionally, the property is conveniently located near local schools, making it an excellent choice for families with children.

This home combines comfort, convenience, and a lovely community feel, making it a must-see for anyone looking to settle in Stevenage. Don't miss the chance to make this charming property your own.







Entrance Hall:

UPVC double glazed window to front, radiator, stairs to first floor and openings to:

Living/Dining Room:

16'3 x 9'9

Dual aspect UPVC double glazed window to rear, door opening to rear garden, radiator.

Kitchen:

10'4 x 9'11

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl sink with mixer tap and drainer, built in dishwasher and oven, four ring gas hob with extractor fan over, appliance space for fridge/freezer and washing machine, UPVC double glazed window to front and door to:

Utility Room:

Doors opening to front and rear, appliance space for dryer, wall mounted gas boiler, cupboard and door to:

WC:

Low level WC, wash hand basin with mixer tap and tiled throughout.

First Floor Landing:

Storage cupboard, radiator, loft access and doors to:

Bedroom One:

14'3 x 9'11

UPVC double glazed window to front and radiator.

Bedroom Two:

10'2 x 10'1

UPVC double glazed window to rear and radiator.

Bedroom Three:

11'7 x 6'11

UPVC double glazed window to rear.

Bathroom:

9'11 x 7'5

Newly fitted three piece suite comprising low level WC, wash hand basin with low level storage, panel enclosed bath fully tiled with mixer tap and rainfall shower head, heated towel rail, opaque UPVC double glazed window to front.

Garden:

Mainly paved garden with lawn area and enclosed by panel fencing, outside tap and light, two sheds.

Ground Floor



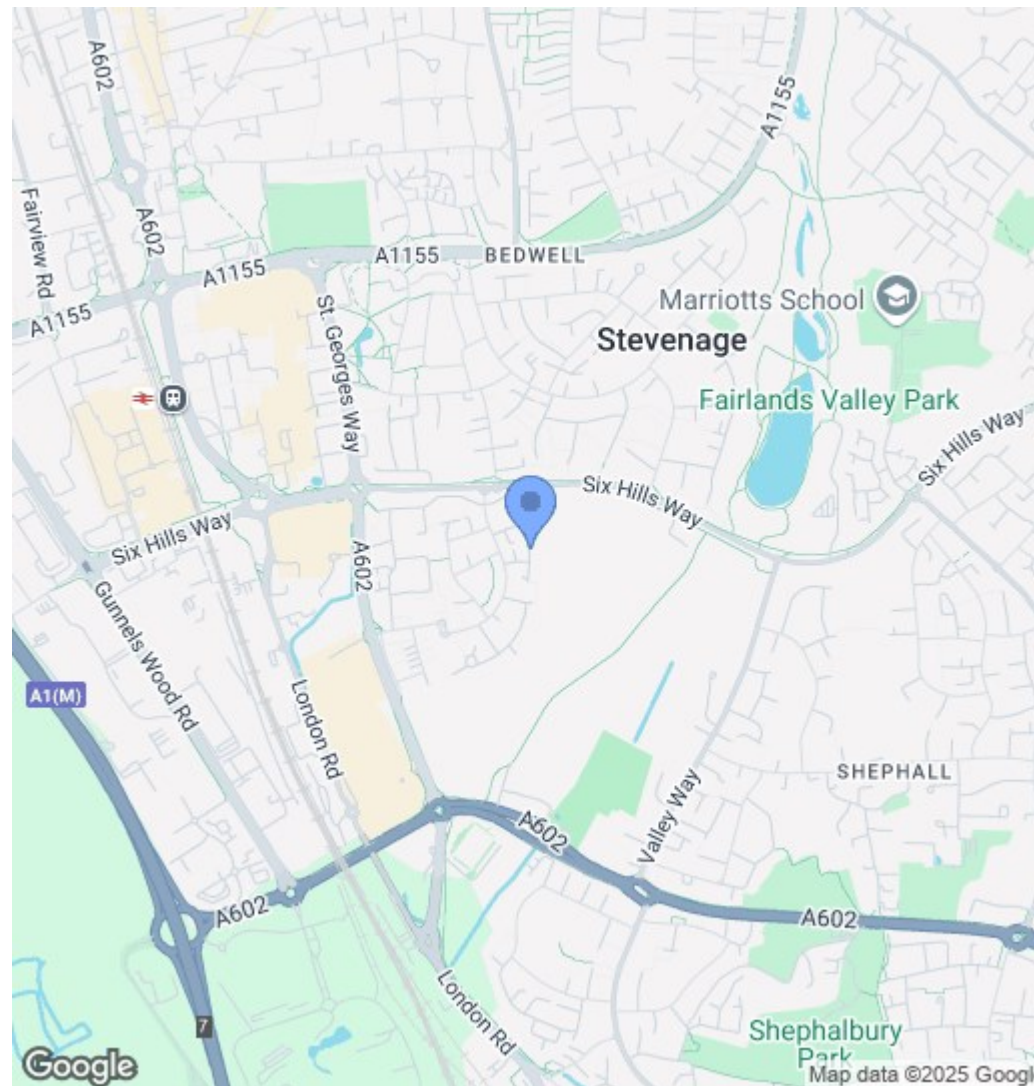
First Floor



Total area: approx. 83.4 sq. metres (897.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		87
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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