



Chepstow Close, Stevenage, SG1 5TT

£300,000



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## **Chepstow Close, Stevenage**

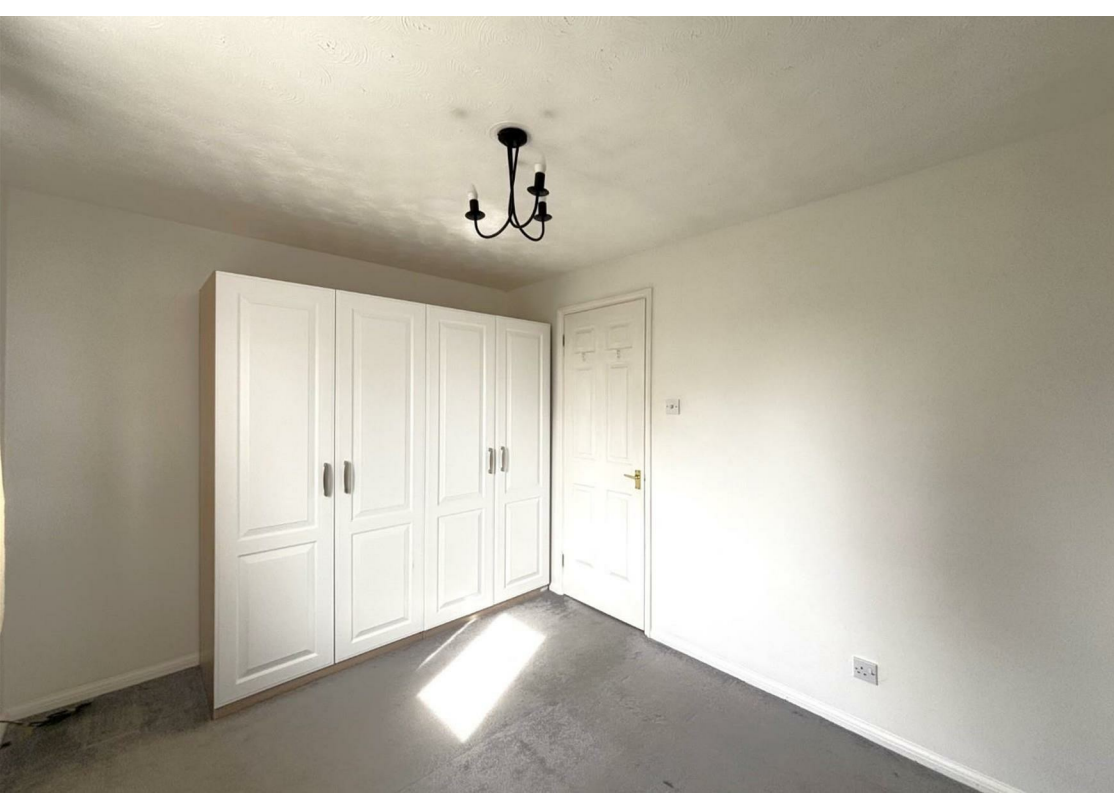
Welcome to this charming semi-detached house located on Chepstow Close in the desirable town of Stevenage. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a comfortable living space.

The property has a welcoming living room that offers a perfect setting for relaxation or entertaining guests. The recently fitted bathroom adds a modern touch to the home, ensuring convenience and style.

The property benefits from parking for two vehicles, providing ease of access and peace of mind. Being chain-free, this home presents a smooth transition for potential buyers, allowing for a quicker move-in process.

Situated in a popular location, this house is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living.







**Entrance Hall:**

5'6" x 5'40"

Stairs to first floor, heater and doors to:

**Kitchen:**

11'48" x 5'9"

Range of base and wall units, double glazed window to front, hob with extractor fan over, built in oven and appliance space for washing machine and fridge/freezer.

**Living Room:**

13'07" x 11'85"

Hardwood flooring, Double glazed sliding doors leading to the rear garden.

**First Floor Landing:**

Access to loft and doors to:

**Bedroom One:**

11'86" x 8'9"

Double glazed window facing the rear garden.

**Bedroom Two:**

11'83" x 9'15"

Double glazed window facing the front garden, two cupboards.

**Bathroom:**

6'19" x 5'61"

Double glazed window, low level WC and vanity unit with basin and mixer tap, panel enclosed bath with mixer tap and shower head.

**Garden:**

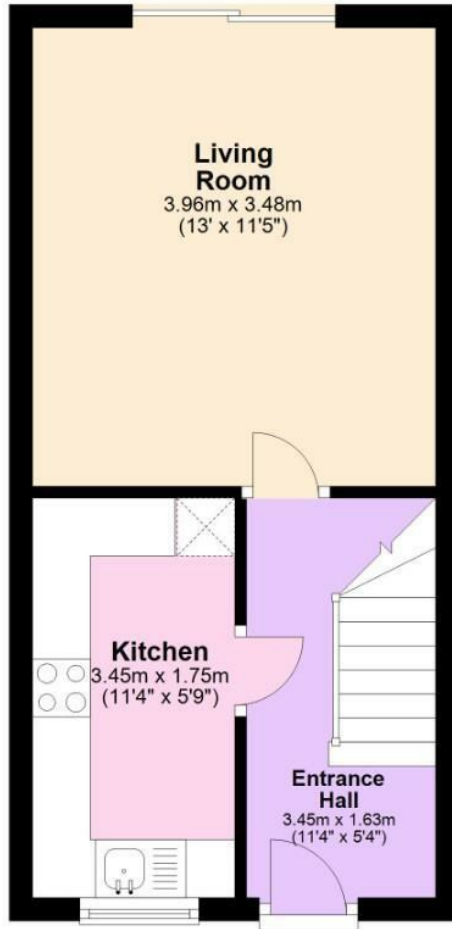
Enclosed garden area with paved patio and laid grass, south facing, pedestrian gated side access.

**Allocated Parking:**

Providing two car parking spaces to the front of the property.

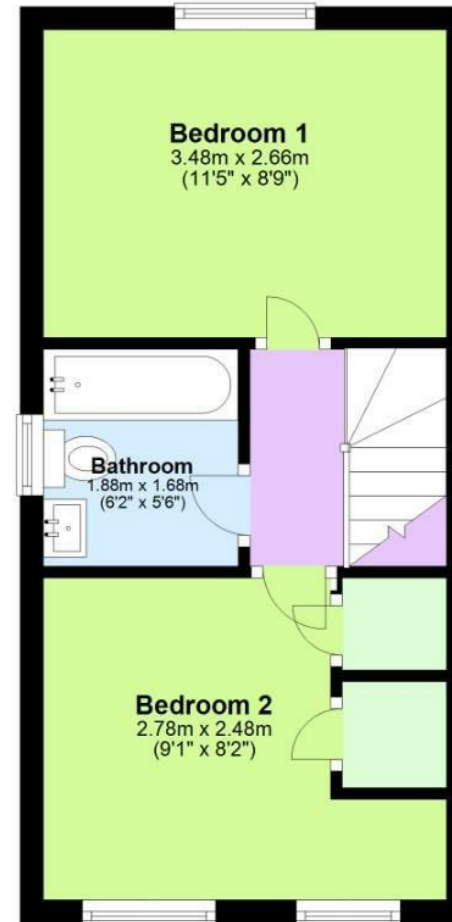
## Ground Floor

Approx. 20.0 sq. metres (215.3 sq. feet)



## First Floor

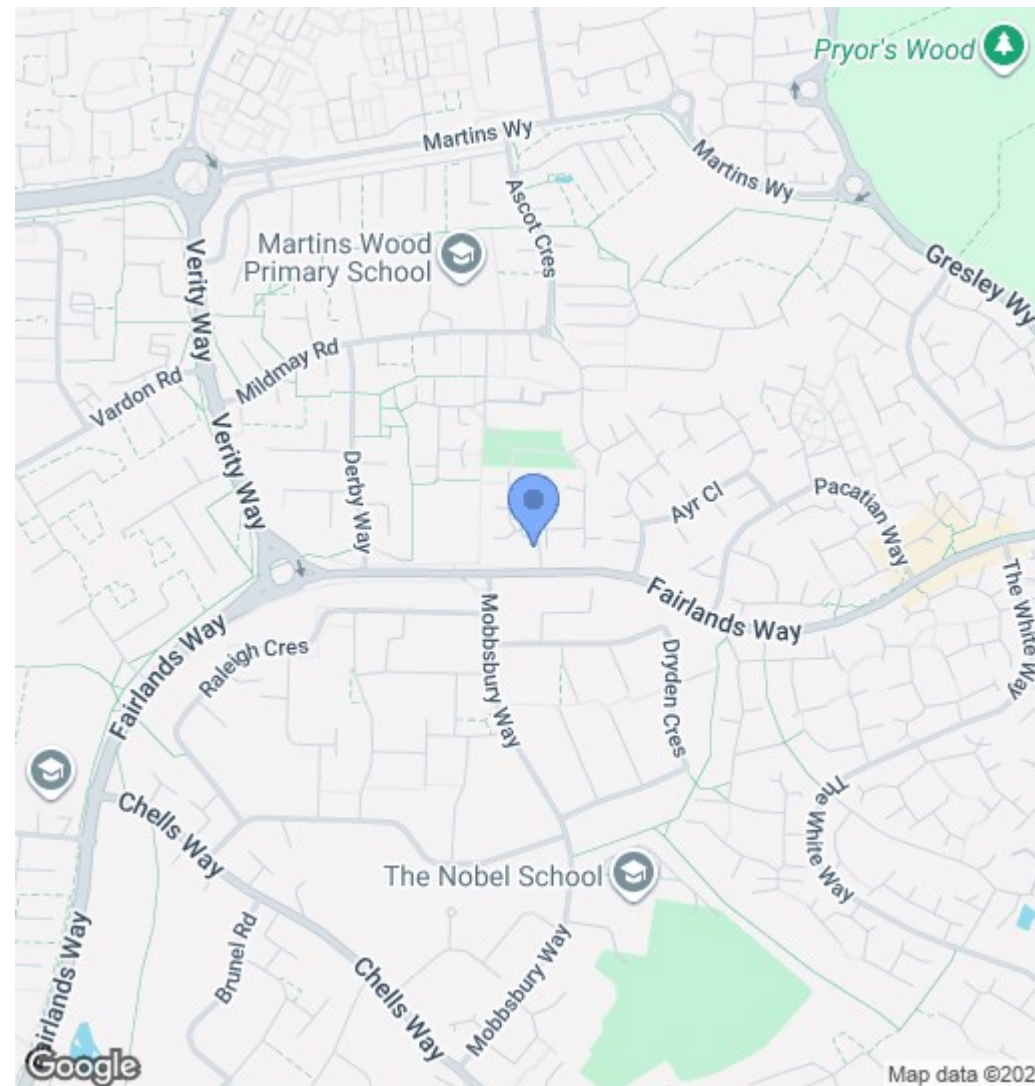
Approx. 26.2 sq. metres (281.6 sq. feet)



Total area: approx. 46.2 sq. metres (496.9 sq. feet)

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         | 73        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  | 52                      |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) A  |                         | 73        |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | 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. 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.

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