



Kimbolton Crescent, Stevenage, SG2 8RL

£300,000



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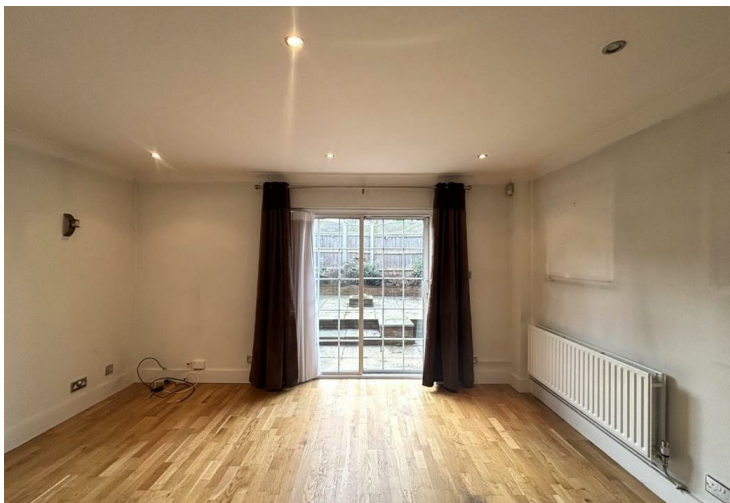
Kimbolton Crescent, Stevenage

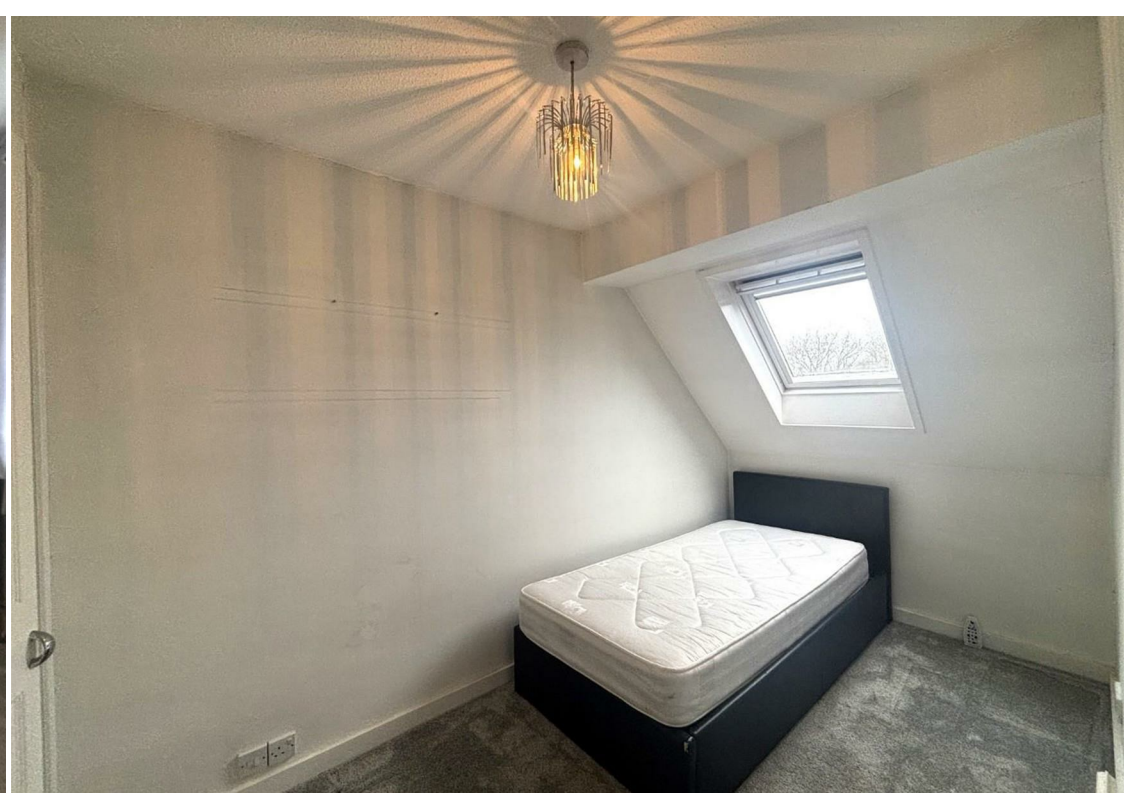
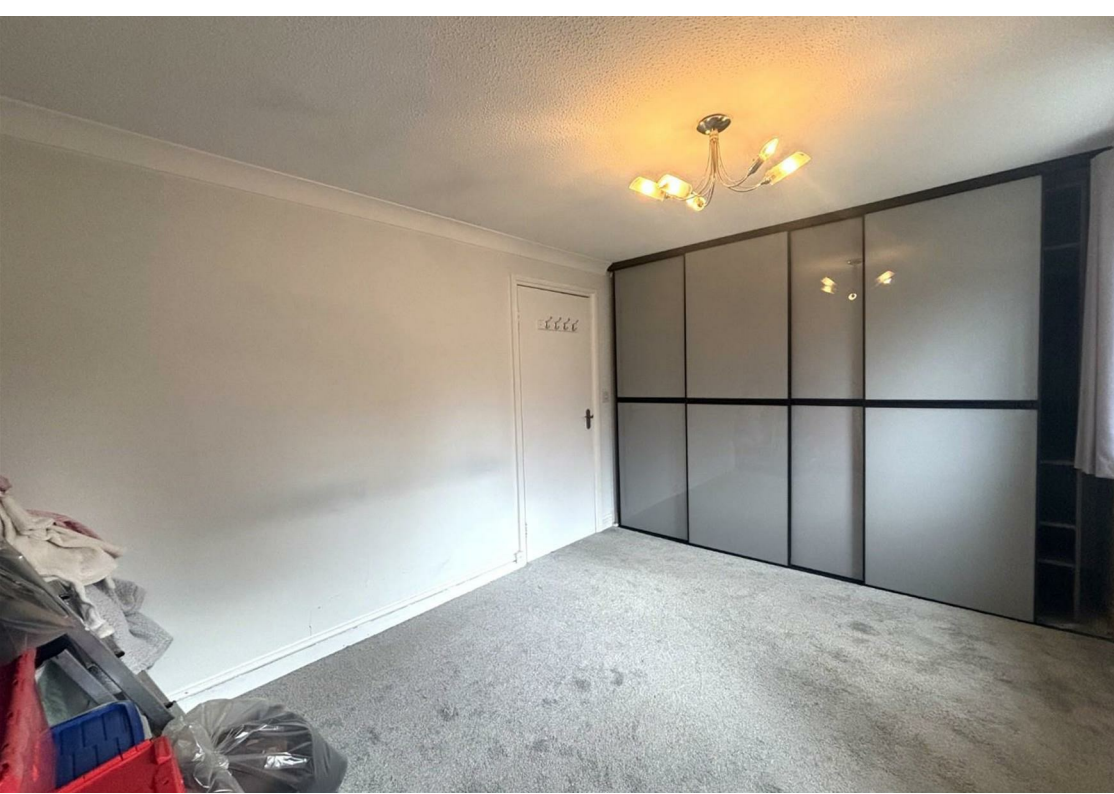
Nestled in the charming area of Kimbolton Crescent, Stevenage, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat.

The layout is practical and functional, ensuring that every inch of space is utilised effectively.

The house features a modern bathroom, designed with convenience in mind, providing a serene space for your daily routines. The overall design of the property is both stylish and practical, making it a perfect canvas for personal touches and decor.

Located in a friendly neighbourhood, this home benefits from easy access to local amenities, schools, and parks, making it an ideal choice for families and individuals alike. The surrounding area offers a sense of community while still being well-connected to the wider region.







Porch:

Opaque UPVC double glazed window to side, cupboard and door to:

Entrance Hall:

Radiator, stairs to first floor and doors to:

Kitchen:

8'6 x 8'4

Fitted with a range of base and wall mounted units with contrasting worksurface incorporating one and half bowl sink with mixer tap and drainer, four ring hob with extractor fan over, built in fridge, freezer and oven, cupboard housing boiler and UPVC double glazed window to front.

Living/Dining Room:

15'5 x 14'9

Sliding doors to garden and radiator.

First Floor Landing:

Cupboard, loft access and doors to:

Bedroom One:

12'4 x 9'7

Dual aspect UPVC double glazed window to rear, radiator and built in wardrobes.

Bedroom Two:

11'6 x 8'4

Skylight to front, radiator and doors to:



Shower Room:

Walk in shower, chrome heated towel rail and tiled throughout.

Bathroom:

8'9 x 4'6

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, skylight to front, chrome heated towel rail and tiled throughout.

Rear Garden:

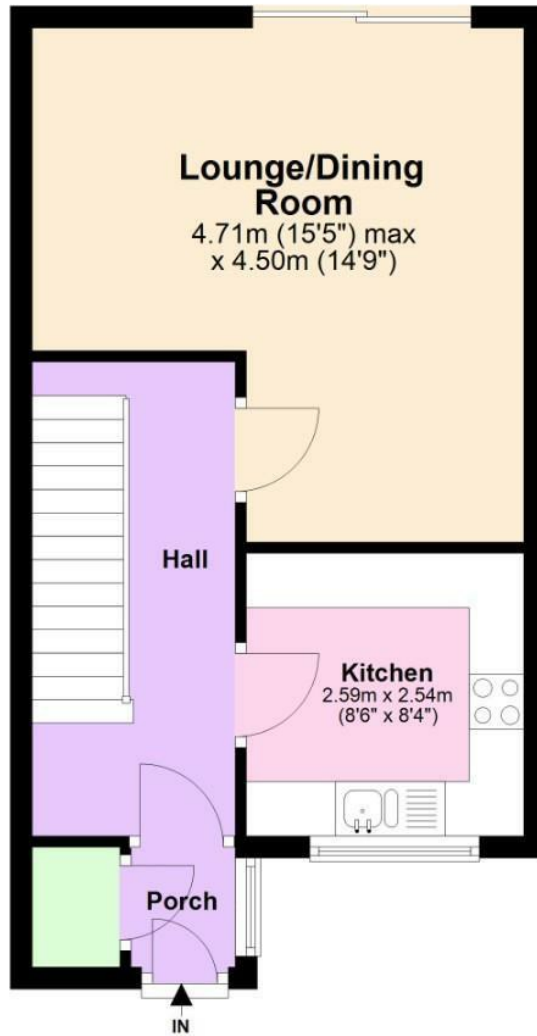
Courtyard style garden mainly laid with paved patio and enclosed by panel fencing, outside power and light, pedestrian gate.

Front:

Raised timber decking and enclosed by panel fencing and two gates with access to front door.

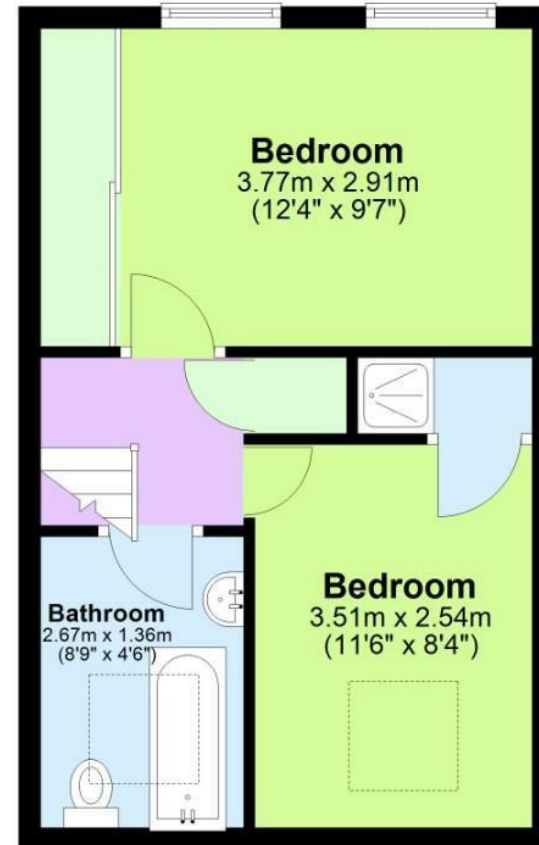
Ground Floor

Approx. 35.5 sq. metres (382.4 sq. feet)





First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



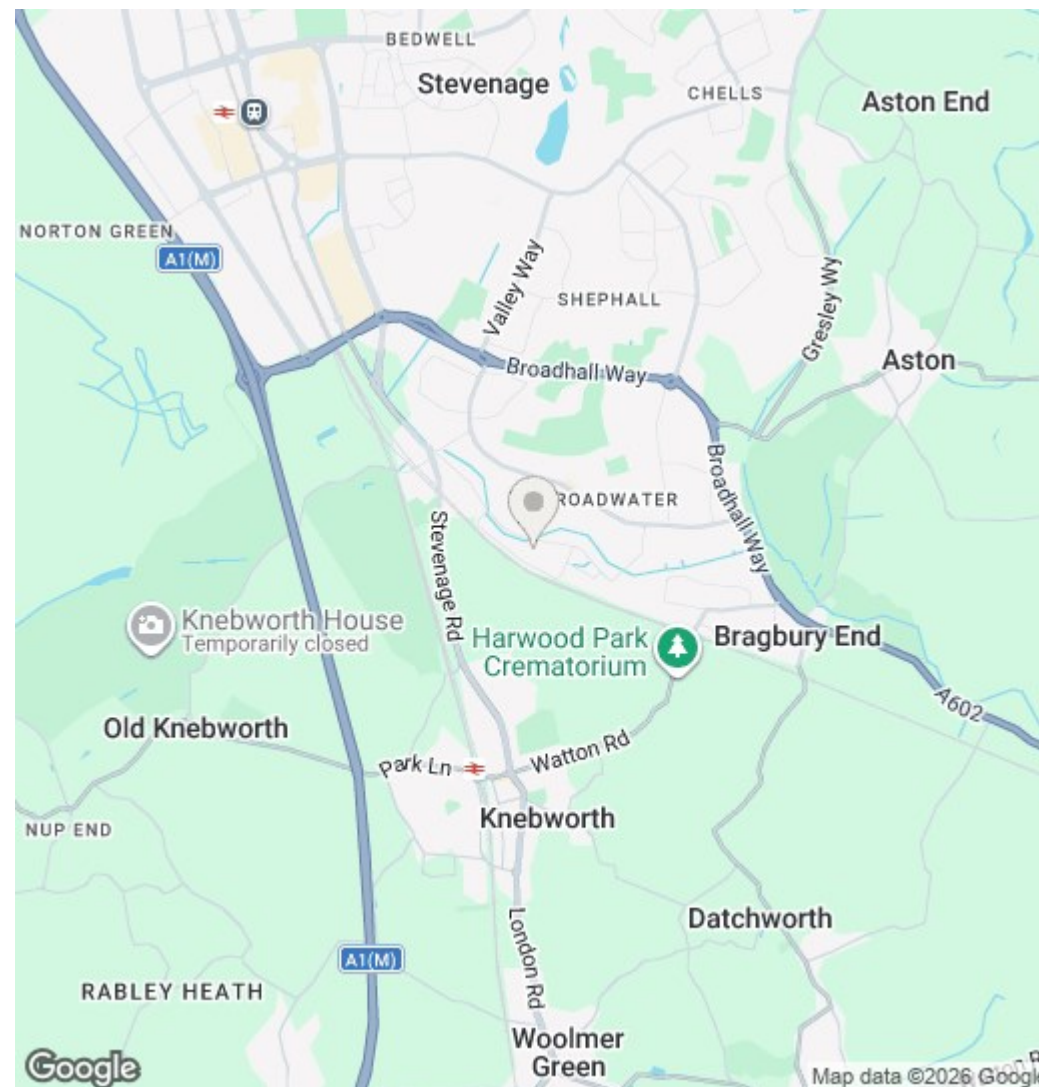
Total area: approx. 67.1 sq. metres (722.6 sq. feet)

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		
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