



207 Durham Road SG1 4JR
Offers Over £350,000

 3  1  1

Solar Panels | Utility Room | Kitchen/Dining Room | Modern Décor | WC | Three Bedrooms | Ample Storage

A spacious three bedroom family home in the popular Durham Road of Stevenage.

Much loved by the current owners for over 20 years, the property has been recently decorated and benefits from a modern features and solar panels!

The ground floor comprises a fitted kitchen/dining room with double oven and feature breakfast bar, a living room with French doors to the front garden, separate utility room with butler sink and WC. To the first floor is a refurbished shower room, two good sized bedrooms with storage and master bedroom with fitted oak effect wardrobes and drawers.

Externally a low maintenance rear garden offers the perfect social space and rear gate access to parking. To the front a mid level fence offers privacy to an additional paved social space. Both the front and rear benefit from external power sockets.

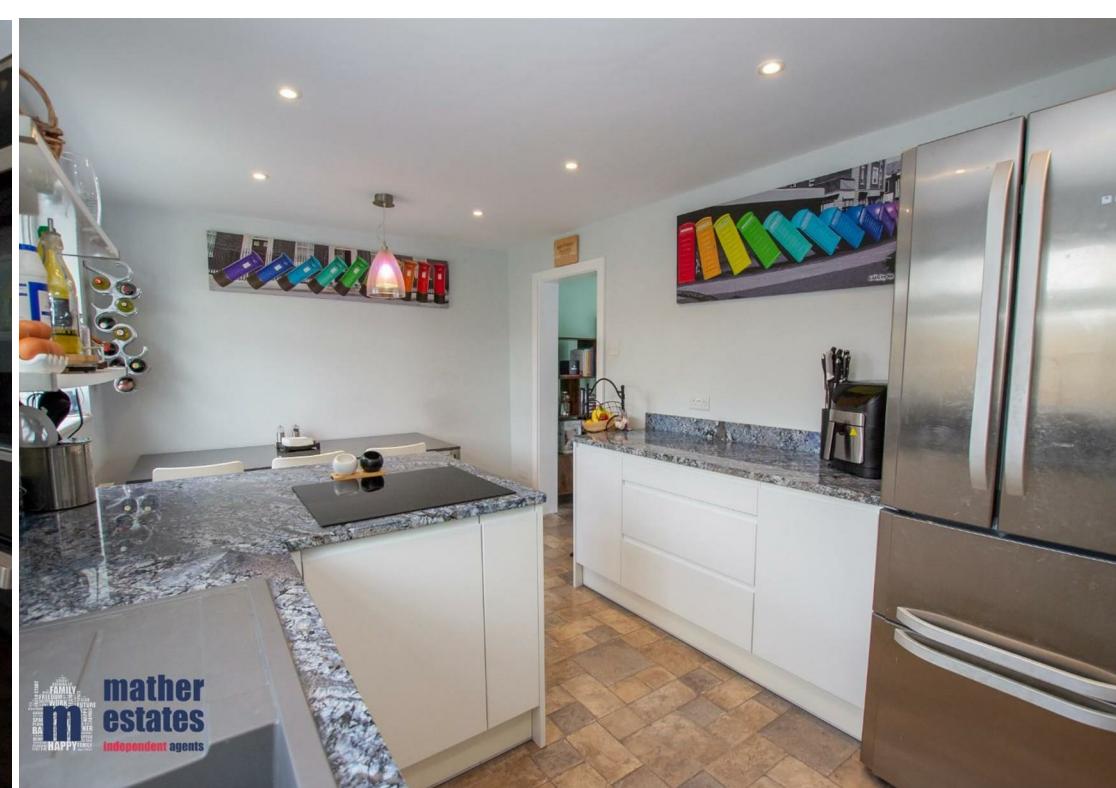
The property further benefits from double glazed windows throughout, a 2.5 year old combination boiler, serviced yearly, and the replacement of the utility flat roof.

Durham Road is conveniently situated in the catchment areas of both primary and secondary schools, multiple sets of shops including doctors surgeries and hairdressers. The property is a short walk from bus stops which can take you into Stevenage Town Centre and to the Mainline Train Station. Alternatively there are routes of cycle paths to the Train Station which would take approximately 18 minutes.

There are also multiple parks/recreational grounds within walking distance and the popular Pryor's and Box Woods which offer public footpaths to the surrounding villages of Walkern and Aston.

The property is freehold with a council tax band of C with Stevenage Borough Council.











Front

Enclosed by mid height fence, entrance via wooden gate, external power sockets, fully brick paved, entrance to house via UPVC front door or double glazed French doors.

Entrance Hall

20'3" x 5'8"

Entrance via UPVC door with double glazed window, carpet, radiator, under stair storage space, storage cupboard housing electric fuse box, entrance to kitchen/dining room, door to WC, door to utility.

Kitchen/Dining Room

9'4" x 16'9"

Two double glazed windows to rear aspect, tiled flooring, range of fitted wall and base units with granite counter top and splashback, integrated oven and grill, integrated electric hob, integrated dishwasher, composite sink with drainer, spray mixer tap, breakfast island with storage, radiator, spotlights, entrance to living room.

Living Room

10'7" x 16'9"

Double glazed French doors to front aspect, wooden laminate flooring, radiator, tv point.

Utility

9'4" x 5'8"

Two double glazed windows to side aspect, double glazed back door, fitted wall and base units with marble effect work top, butler style sink, space for washing machine, hanging rails, combination boiler, spotlights.

WC

5'4" x 2'6"

Single glazed window to rear aspect, dual flush WC, wash hand basin with vanity unit, vinyl flooring.

Landing

8'10" x 10'8"

Stairs from ground floor, carpet, radiator, storage cupboard housing boiler, storage cupboard, doors to bedrooms and shower room, loft hatch access.

Bedroom 1

11'1" x 11'9"

Double glazed window to front aspect, carpet, radiator, oak effect fitted wardrobes and drawers.

Bedroom 2

8'7" x 11'9"

Double glazed window to rear aspect, carpet, radiator, storage cupboard.

Bedroom 3

8'0" x 10'8"

Double glazed window to front aspect, carpet, radiator, storage cupboard.

Shower Room

5'4" x 6'10"

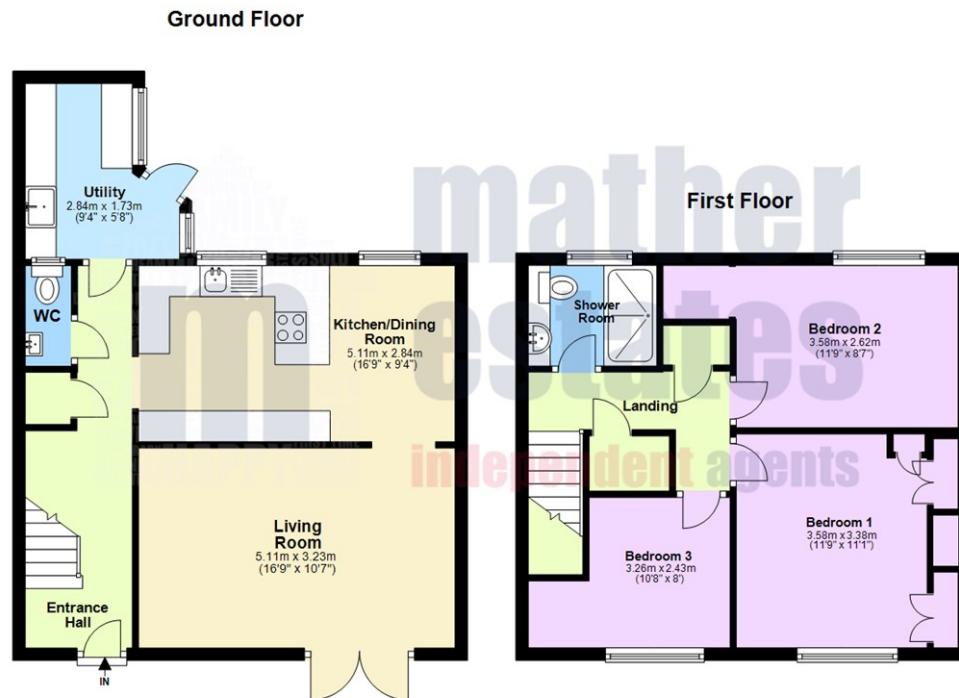
Window to rear, door to:

Rear

Mostly paved, lawn area with drainage, external power point, rear gate access to parking.

Disclaimer

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.



**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.
- 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	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	85	87
(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	

