



Edison Road, Stevenage, SG2 0DF

£310,000



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Edison Road, Stevenage

VENDOR SUITED for this charming two bedroom mid-terrace property, nestled in the popular area of Edison Road. It's an ideal home for a small family or anyone needing a bit of extra room.

A spacious two bedroom family home, the property offers two large bedrooms, with a private study at the rear of the back garden. Edison Road provides walking distance to schools, parks and local amenities. The property also offers a driveway.

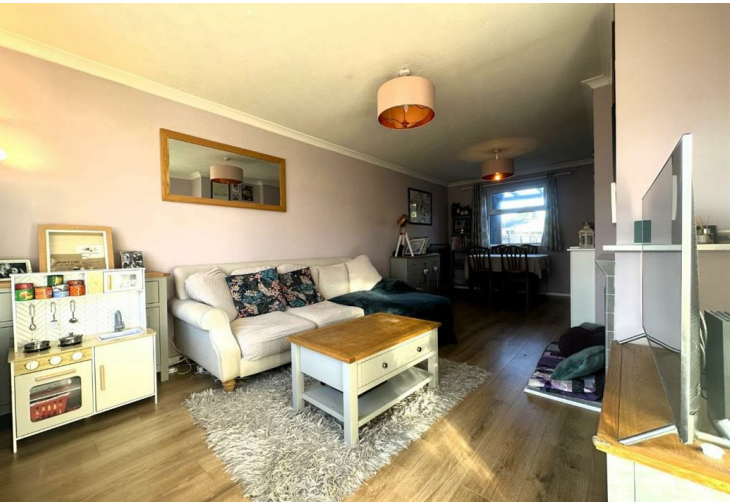
The ground floor comprises a fitted kitchen with oven and space for appliances and living/dining room with doors to the rear garden. To the first floor is a bathroom and two good sized bedrooms.

Externally, a good sized rear garden offers the perfect social space and a private study to the rear.

The property further benefits from double glazed windows throughout and is gas centrally heated.

Edison Road is conveniently situated in the catchment areas of both primary and secondary schools, multiple sets of shops including doctors surgeries and pharmacies.

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







Entrance Hall

Stairs, doors to:

Living/Dining Room

Double glazed window to front, back garden access to rear, doors to:

Kitchen

Fitted with a range of base and wall mounted units, appliance space for cooker, dishwasher, garden access and window to rear.

First Floor Landing

Loft access and doors to:

Bedroom 1

Cupboard, window to front and radiator.

Bedroom 2

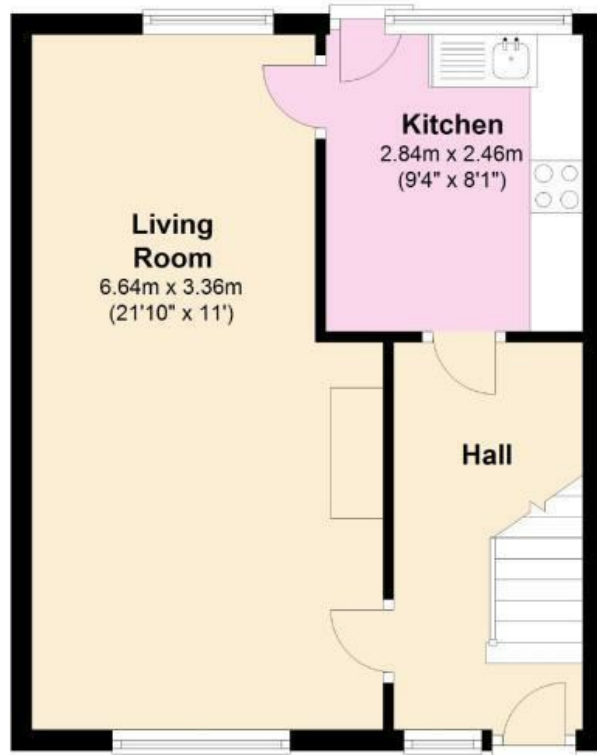
Cupboard, window to rear, radiator.

Bathroom

Three piece suite, wash hand basin with mixer tap and window to rear.

Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.2 sq. feet)

First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)

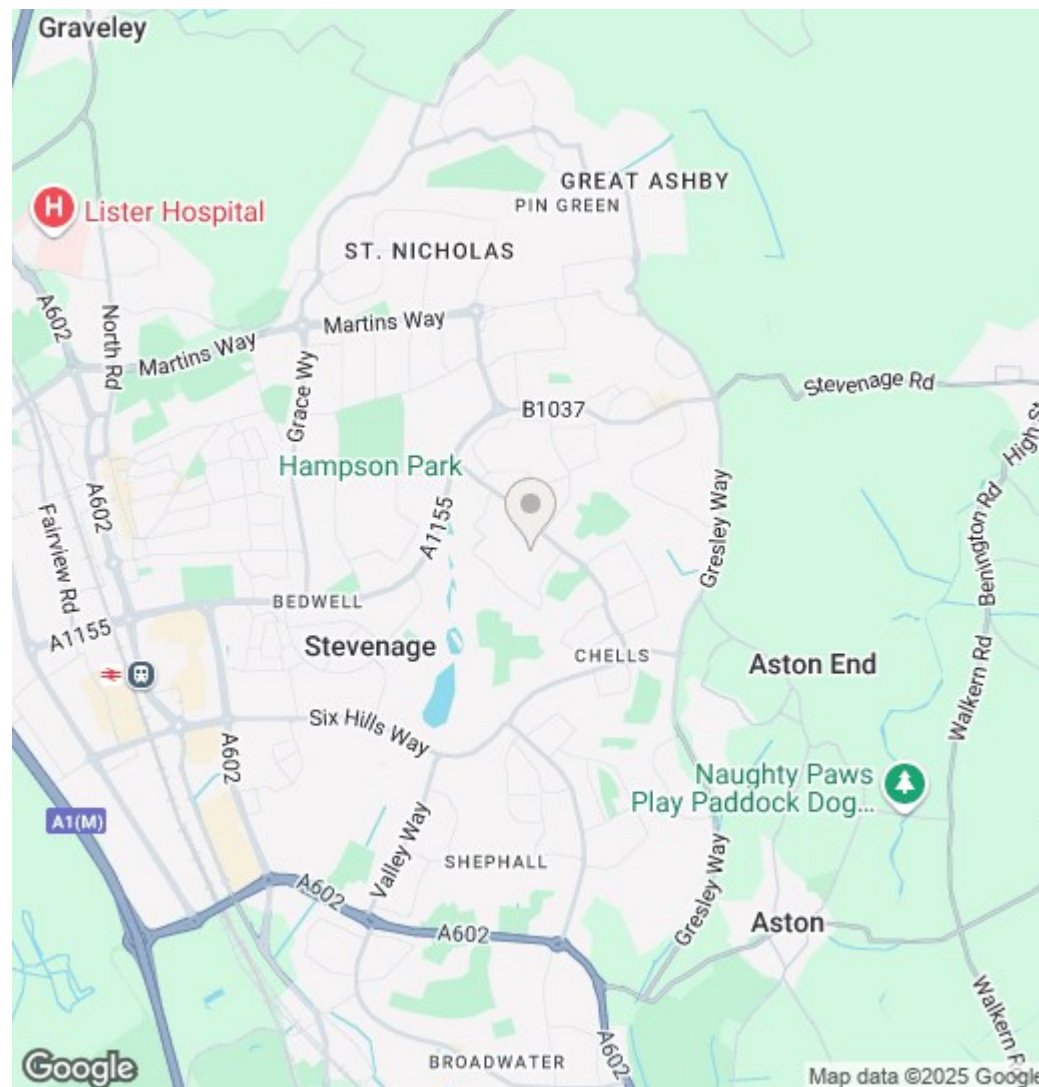


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		
		



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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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