

Ivel Road, Stevenage, SG1 3HJ

£290,000

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Ivel Road, Stevenage

A spacious three-bedroom ground floor flat, offered to market CHAIN FREE and ideally positioned within easy reach of Stevenage Old Town and its excellent range of shops, restaurants and amenities.

The property offers well-proportioned and versatile accommodation throughout, making it an ideal purchase for first-time buyers, growing families or those looking to downsize without compromising on space.

Internally, the accommodation comprises a generous living room with direct access to the rear garden, a modern fitted kitchen with ample storage and worktop space, three bedrooms and a family bathroom.

A particular feature of the property is the private rear garden, providing valuable outdoor space for relaxing, entertaining or family use. The property also benefits from access to a garage located within a nearby block.

Conveniently situated close to the historic Stevenage Old Town High Street, residents can enjoy a variety of independent shops, cafés, restaurants and everyday amenities. Stevenage railway station, offering direct services into London King's Cross, is also within easy reach, alongside local schools and excellent road connections via the A1(M).

Offering generous accommodation, outdoor space and a convenient location, this property presents an excellent opportunity for a wide range of purchasers.











WEDNESDAY









Entrance Hall:
Radiator, cupboard and doors to:

Living Room:
15'7 x 10'9
Sliding doors opening to garden, window to rear and radiator.

Kitchen
14'4 x 10'3
Fitted with a range of base and wall mounted units with contrasting worksurface incorporating one and half bowl with mixer tap and drainer, built in oven, four ring gas hob with extractor fan over, appliance space for washing machine, dishwasher, fridge/freezer and dryer, double glazed window to front.

Bedroom One:
14' x 8'9
Double glazed window to rear, cupboard and radiator.

Bedroom Two:
11'1 x 8'9
Double glazed window to front and radiator.

Bedroom Three:
10'9 x 6'4
Double glazed window to rear and radiator.

Bathroom:
8'4 x 5'1
Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment, tiled throughout, towel rail and opaque double glazed window to front.

Garden:
Private garden mainly laid to lawn with paved patio seating area and enclosed by panel fencing, pedestrian gated rear access.

Garage:
Located en-bloc with up and over door.

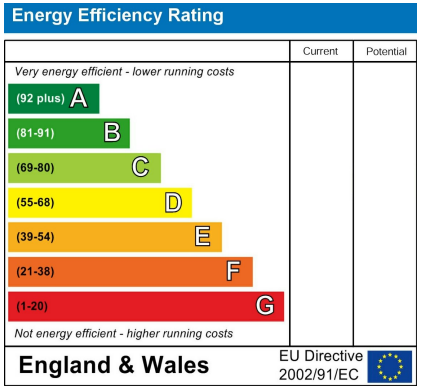
Tenure:
Leasehold. 137 years remaining.
Ground Rent: £0 per annum
Service Charge: £0 per annum

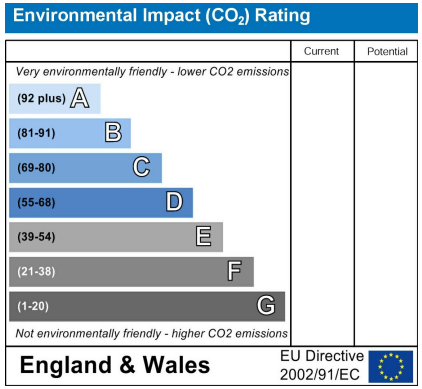
Ground Floor

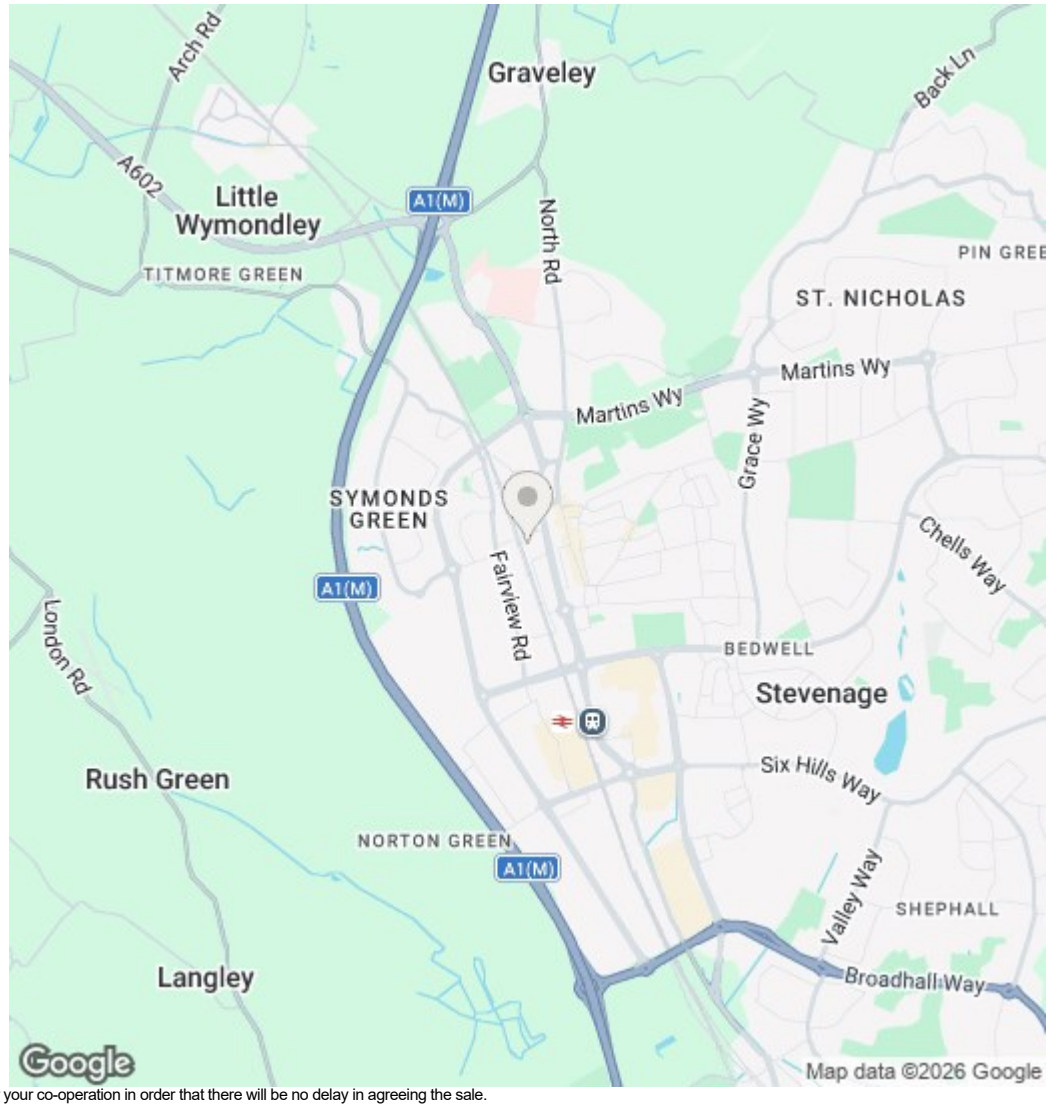
Approx. 71.0 sq. metres (763.8 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)







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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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