



Hopton Road, Stevenage, SG1 2LE

£210,000



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Hopton Road, Stevenage

OFFERED CHAIN FREE for this two-bedroom ground floor flat on Hopton Road which presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two spacious bedrooms, providing ample room for relaxation and comfort.

One of the standout features of this flat is its prime location. Residents will enjoy the convenience of being close to local amenities, ensuring that everyday necessities are just a short stroll away. Additionally, the vibrant Stevenage Old Town is within easy reach, offering a delightful mix of shops, cafes, and cultural attractions, perfect for those who appreciate a lively community atmosphere.

This flat not only offers a comfortable living space but also holds significant investment potential, making it an attractive option for those looking to expand their property portfolio. With its combination of space, location, and potential, this flat on Hopton Road is a must-see for anyone seeking a new home or a smart investment in the heart of Stevenage.





Entrance Hall:

Large entrance hall, hard flooring leading to Large walk in storage room,carpeted, doors to:

Living/Dining Room:

20'11 x 9'5

Radiator, TV point, double glazed windows to front and rear, wall lights and hard flooring.

Kitchen:

10' x 7'10

Fitted with a range of wall and base units, complementary work surface with inset sink drainer and mixer tap, gas hob, electric oven built in with extractor hood, fridge and freezer, washing machine, double glazed window to front with blinds, radiator, hard flooring.

Bedroom One:

12' x 8'11

Radiator, double glazed window to rear, curtains, carpeted.

Bedroom Two:

8'11 x 8'10

Radiator, shelve, double glazed window to rear with red curtains, carpeted.

Bathroom:

White bathroom suite comprising of panel enclosed bath with hot and cold tap, shower attachment, glass screen vanity wash hand basin with mixer tap and cupboards under sink, radiator, WC, double glazed window with brown blinds, towel hooks, mirrored wall cabinet and extractor fan, hard flooring.

WC:

Double glazed window with pull down blind, hard flooring

Tenure:

Leasehold. 96 years remaining.

Service Charge - £1076 per annum

Ground Rent - £10 per annum

Ground Floor

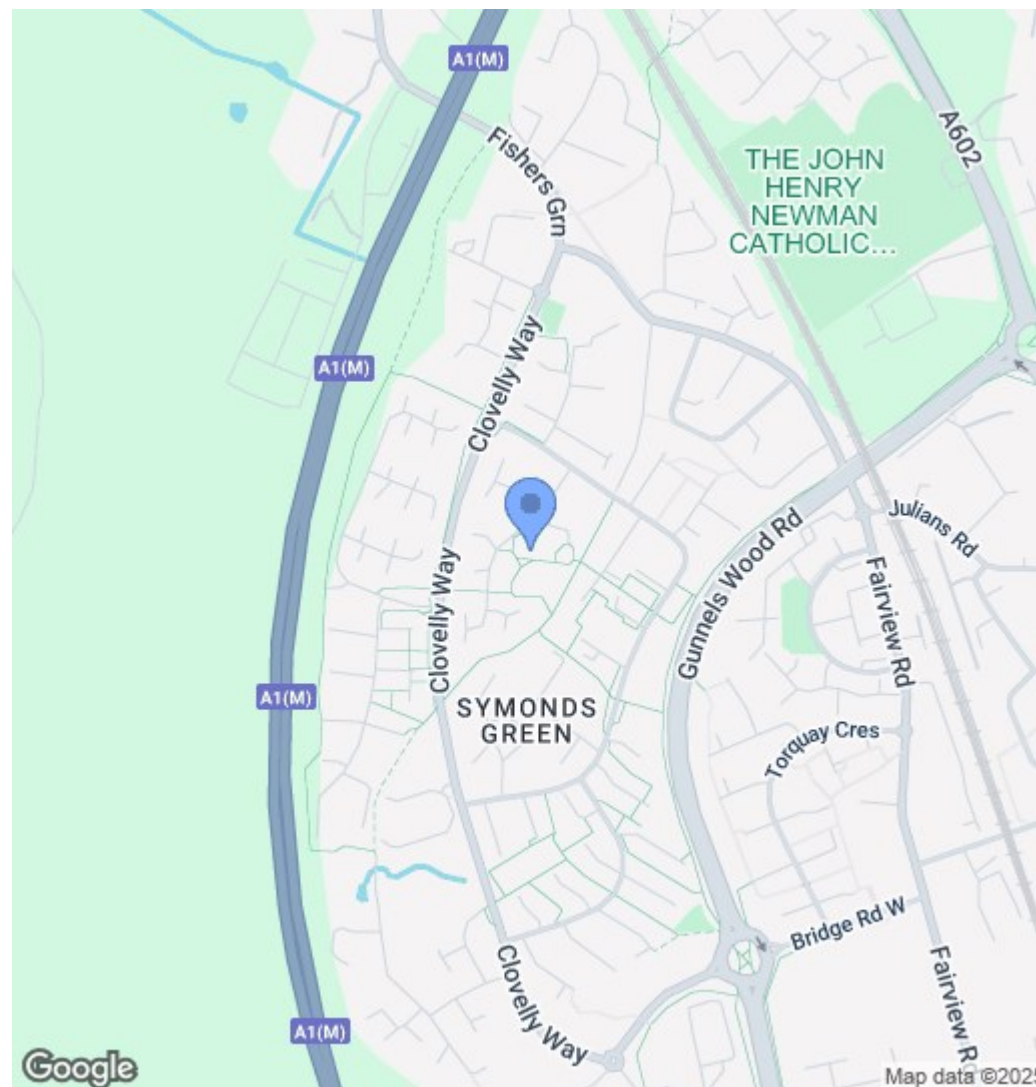


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.
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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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