



Telford Avenue, Stevenage, SG2 0AH

£280,000



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# Telford Avenue, Stevenage

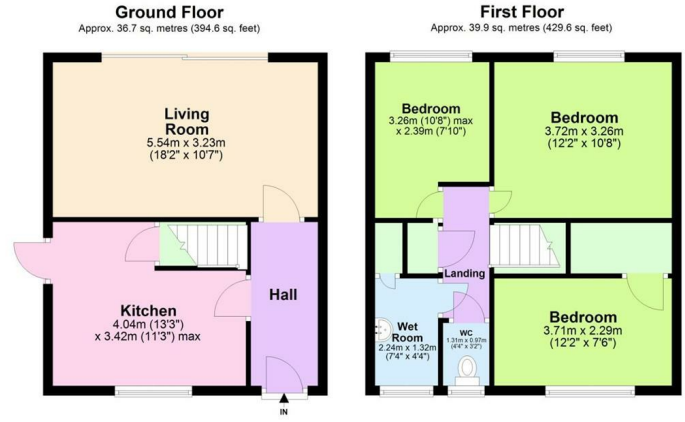
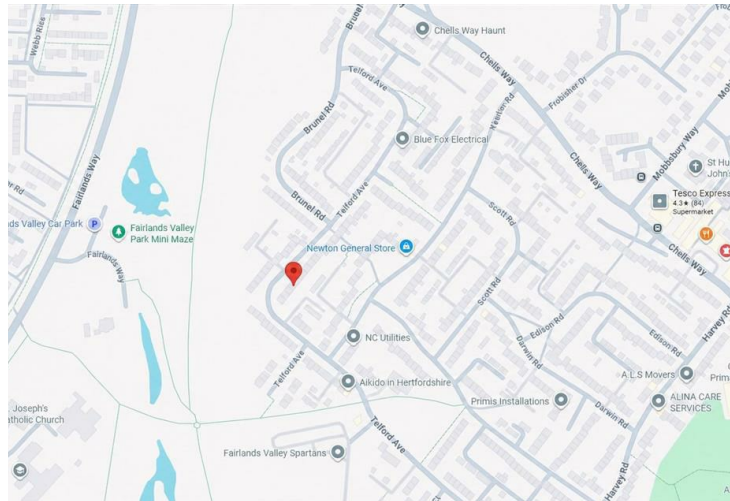
SOLD AS SEEN AND CHAIN FREE

Nestled in the sought-after area of Telford Avenue, Stevenage, this charming terraced house presents an excellent opportunity for those looking to create their ideal home. With three well-proportioned bedrooms, this property is perfect for families or individuals seeking extra space. The single reception room offers a welcoming area for relaxation and socialising, while the bathroom provides essential amenities.

This home is being sold as seen and is chain free, making the purchasing process straightforward and efficient. It is important to note that the property is in need of modernisation, allowing you the chance to personalise and enhance the space to suit your tastes and lifestyle.

Conveniently located within walking distance to a parade of shops, residents will enjoy easy access to everyday necessities and local amenities. The popular location of Telford Avenue ensures that you are well-connected to the vibrant community of Stevenage, with parks, schools, and transport links nearby.

This property is a blank canvas, ready for you to transform it into your dream home. Whether you are a first-time buyer, an investor, or looking to downsize, this terraced house offers great potential in a desirable area. Don't miss the chance to make this property your own.





**Entrance Hall:**

Stairs to first floor, radiator and doors to:

**Kitchen:**

*13'3 x 11'3*

Door opening to garden, radiator, UPVC double glazed window to front and under stairs cupboard.

**Living Room:**

*18'2 x 10'7*

Sliding doors opening to garden and radiator.

**Landing:**

Loft access, cupboard and doors to:

**Bedroom One:**

*12'2 x 10'8*

UPVC double glazed window to rear and radiator.

**Bedroom Two:**

*12'2 x 7'6*

UPVC double glazed window to front, radiator and cupboard.

**Bedroom Three:**

*10'8 x 7'10*

UPVC double glazed window to rear and radiator.

**Wet Room:**

*7'4 x 4'4*

Tiled throughout, chrome towel rail and opaque UPVC double glazed window to front.

**Separate WC:**

*4'4 x 3'2*

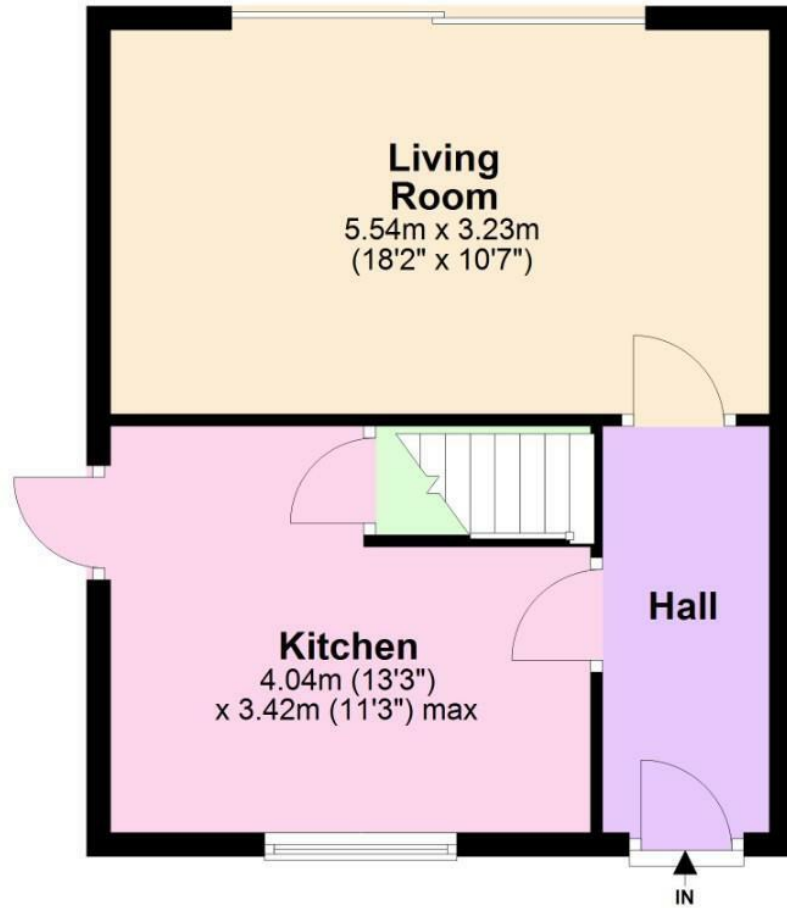
Low level WC, opaque UPVC double glazed window to front and tiled throughout.

**Rear Garden:**

Garden enclosed by panel fencing and currently not accessible due to being overgrown.

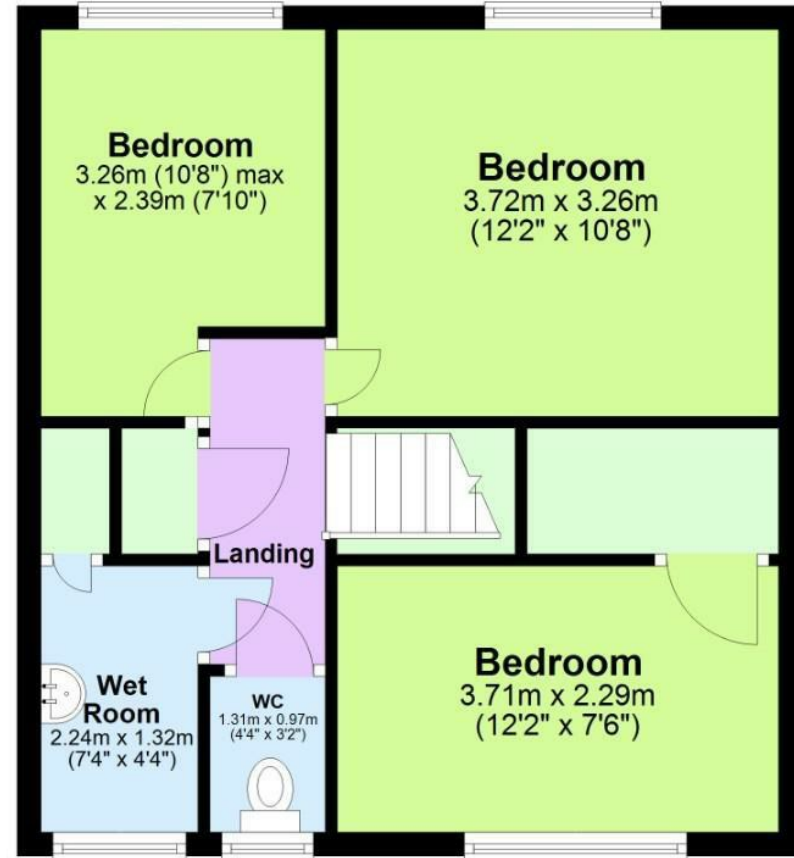
## Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 76.6 sq. metres (824.2 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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