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## Anderson Road

Stevenage, SG2 0LN

Price Guide £300,000

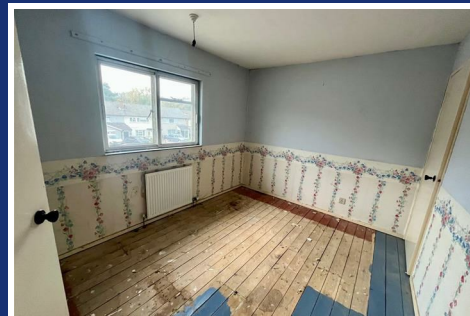
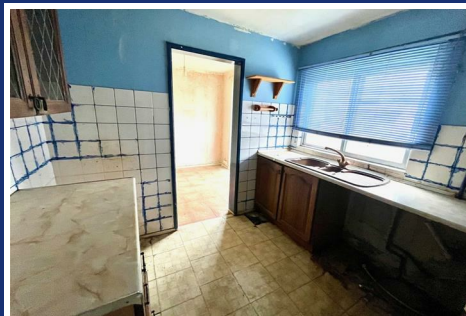


Council Tax: C





A chain free three bedroom family home in need of full refurbishment throughout - Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. With its appealing features and prime location, this property on Anderson Road is a wonderful opportunity for anyone looking to settle in Stevenage. Don't miss the chance to make this house your new home.



#### Entrance Porch

#### Hallway

12'3" x 4'7" (3.73m x 1.40m)

#### Kitchen

8'2" x 8'7" (2.49m x 2.62m)

#### Dining Room

8'8" x 7'9" (2.64m x 2.36m)

#### Lounge

12'8" x 15'3" (3.86m x 4.65m)

#### Utility Room

5'9" x 9'3" (1.75m x 2.82m)

#### First Floor

#### Bedroom One

14'6" x 9'5" (4.42m x 2.87m)

#### Bedroom Two

8'9" x 12'8" (2.67m x 3.86m)

#### Bedroom Three

12'6" x 6'8" (3.81m x 2.03m)

#### Bathroom

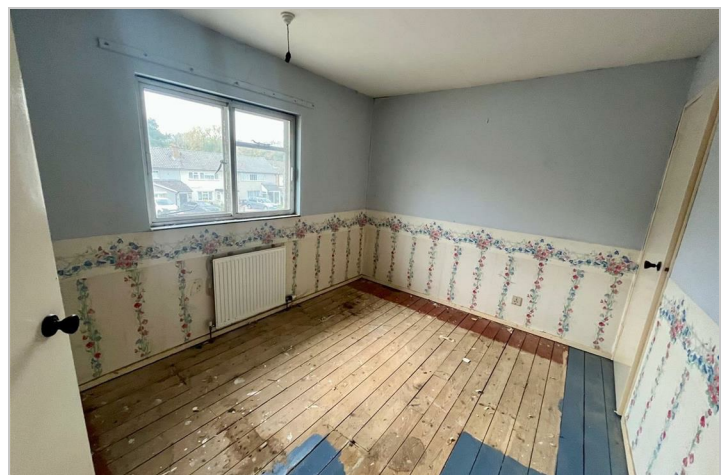
#### Separate WC

#### Outside

#### Front

#### Rear

- In need of full refurbishment throughout
- Chain free
- Ideal investment opportunity or first time purchase
- Good size rear garden
- Close proximity to local schools, shops and Fairlands Valley Lakes





GROUND FLOOR



The ground floor plan shows a rectangular layout. On the left is a brown 'UTILITY ROOM' with a window. Below it is a brown 'PORCH'. The main area is yellow, containing a 'LOUNGE' at the top, a 'KITCHEN' at the bottom left, and a 'DINING ROOM' at the bottom right. A staircase with an 'UP' arrow is located between the utility room and the lounge. Windows are indicated by white lines on the top and bottom walls.

1ST FLOOR



The first floor plan shows a rectangular layout. The top half consists of two yellow bedrooms: 'BEDROOM 1' on the left and 'BEDROOM 3' on the right. The bottom half consists of 'BEDROOM 2' on the left, a light blue 'WC' in the center, and a light blue 'BATHROOM' on the right. A central brown hallway connects the rooms. A staircase with a 'DOWN' arrow is located in the hallway. A grey 'WARDROBE' is shown in the hallway near Bedroom 1. Windows are indicated by white lines on the top and bottom walls.

Please contact our Stevenage Sales Office  
on 01438 313 393 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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