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34 Elbow Lane, Stevenage, SG2 8LN

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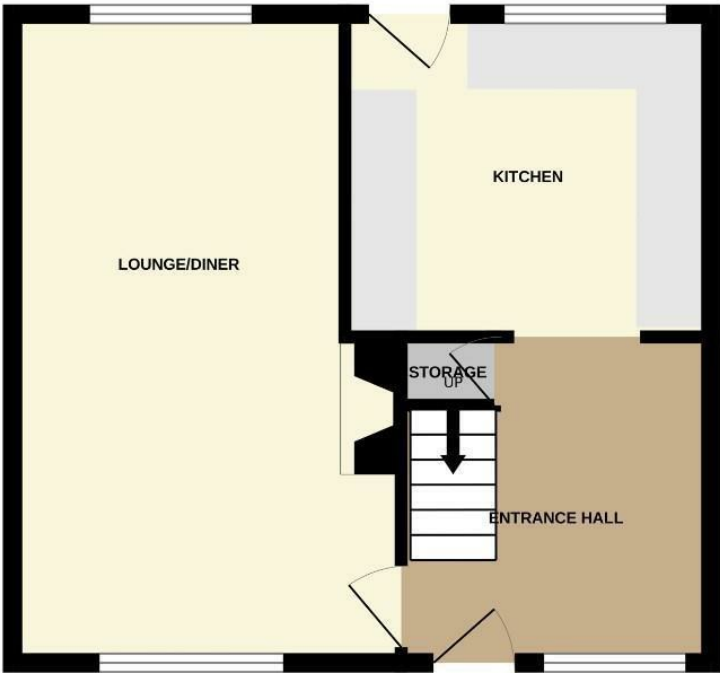
Guide Price £320,000

A Three bedroom family home offered CHAIN FREE - Garage En Bloc, Ideal First Time Purchase or Investment Opportunity, Close to local amenities, schools and Shephalbury Park, Good size Lounge/Diner

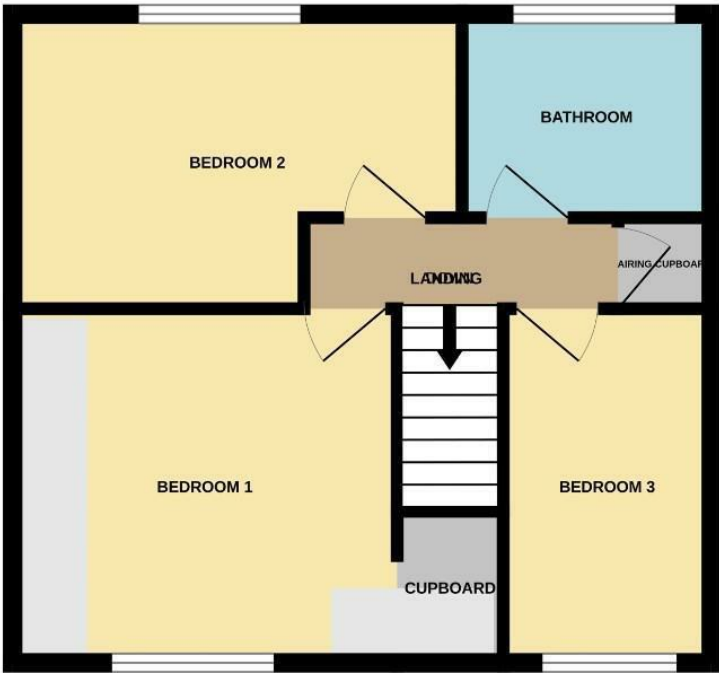
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GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**Entrance Lobby**

6'4" x 10'5"  
Front door leads into property. Fitted show mat. Under stairs storage. Utilities cupboard. Radiator.

**Kitchen**

11'0" x 10'3"  
The kitchen is fitted in a range of matching eye and base level units with roll edge work surface over, stainless steel sink and space for washing machine, cooker and fridge freezer. Tiled splashbacks. Radiator. UPVC double glazed window and door to rear aspect.

**Lounge / Diner**

19'6" x 11'2"  
Feature fireplace. Radiator. UPVC double glazed sliding patio door to garden and UPVC double glazed window to front aspect.

**First Floor**

**Landing**  
Loft access. Airing cupboard.

**Bedroom One**

10'6" x 10'0"  
Fitted wardrobes and dressing area. Radiator. UPVC double glazed window to front aspect.

**Bedroom Two**

8'9" x 13'4"  
Radiator. UPVC double glazed window to rear aspect.

**Bedroom Three**

6'4" x 10'7"  
Radiator. UPVC double glazed window to front aspect.

**Bathroom**

The suite comprises low level w/c, wash hand basin and panelled bath with shower over. Heated towel rail. Spotlights. Frosted UPVC double glazed window to rear aspect.

**Outside**

**Front**

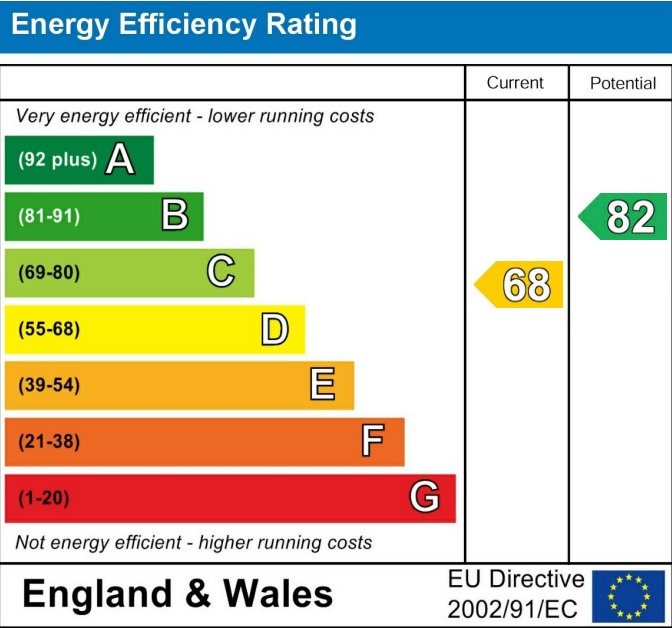
Laid to lawn with footpath to front door. Mature shrubs.

**Rear**

Mainly laid to lawn. Decked patio area. Storage shed.

**Garage En Bloc**

Located a short walk from the property. Up and over door. Great for extra storage.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, iVEstates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of iVEstates estate agents.







