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7 Lonsdale Road, Stevenage, SG1 5DA

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## £285,000

Tucked away in the desirable Lonsdale Road area and overlooking a green to the front, this CHAIN-FREE spacious two-bedroom property offers good proportions and plenty of potential for improvement. Last refurbished in 2007, it now provides an opportunity for buyers to update to their own taste. The open-plan living and dining area creates a flexible main living space, while an additional side storage room, complete with power, offers scope for alternative use such as a home office or workshop (subject to any necessary consents). The property further benefits from generous front and rear gardens, along with a garage, making it an appealing prospect for those seeking space in a sought-after location.

- Good size rooms throughout
- Large utility / storage room
- Large gardens front and rear
- Sought-after location overlooking green
- Rental value circa £1,450pcm / yield circa 6.2%
- Fitted kitchen
- Gas fired central heating via panel radiators
- Garage at end of rear garden
- CHAIN-FREE

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Ground Floor

Entrance Hall

5'9 x 143 max

Storage Room / Utility

7'9 x 6'9  
Generous storage space.

Open Plan Lounge/Diner

7'7 x 24'16  
Long open plan living and dining area.  
Windows to front and rear aspects. Double access via kitchen and hallway. Radiator.

Kitchen

9'4 x 7'8  
Range of light oak fronted wall and floor units including integrated fridge/freezer. Rollover worksurfaces with splashback tiling and integrated hob with oven under. Single basin, single-drainer stainless steel sink unit with mixer taps. Plumbing for automatic washing machine. Wall-mounted gas fire boiler supplying hot water and central heating.

Landing

6'4 x 9  
Window to side aspect.

Master Bedroom

8'9 x 16'1  
Three built-in storage cupboards. Two windows to front aspect. Radiator.

Bedroom Two

7'8 x 12'8  
Built-in storage cupboard. Window to rear aspect. Radiator.

Family Bathroom

7'85 x 5'57  
Suite comprising of panelled bath with mixer tap and shower attachment. Vanity wash basin with cupboard under. Low-flush WC. Heated towel rail. High level window to rear aspect.

Outside

Front Garden

Generously sized front garden with pathway leading up to porch and front door.

Rear Garden

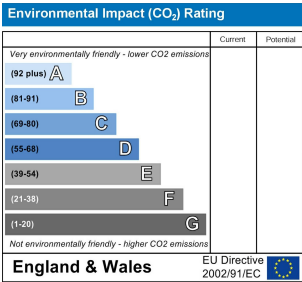
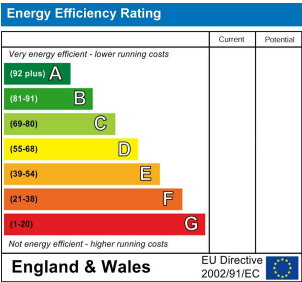
Spacious rear garden. Pathway leading up to rear access gate and personal garage entrance.

Garage

Up-and-over door to front. Personal door to side. Note: Please see Agent's Note below:

Agents Notes

We are informed by the owner that the land in front of the garage door is owned by the council but the property has rights of way over it. EPC has been applied for and will be uploaded in due course.



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, iWEstates 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 iWEstates estate agents.



