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506 Vardon Road, Stevenage, Hertfordshire, SG1 5BL



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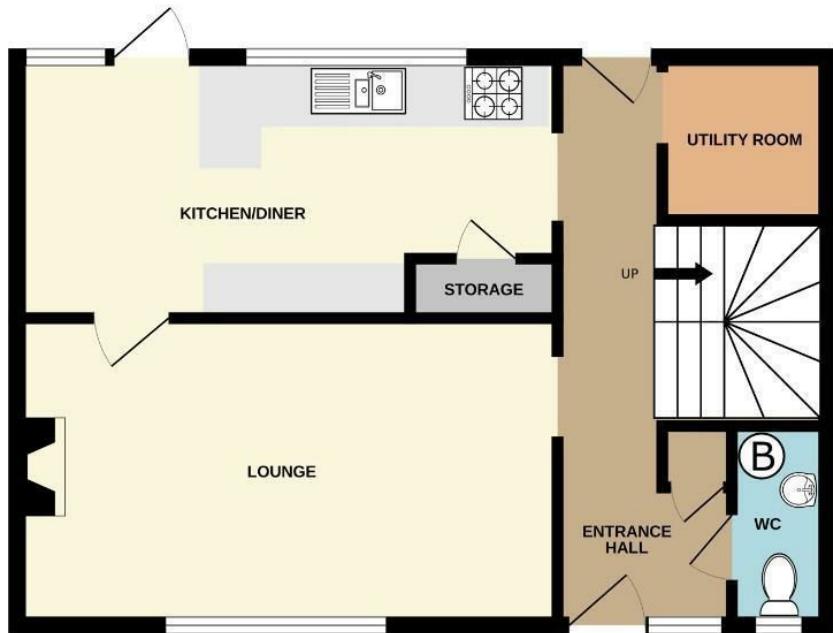
Guide Price £325,000

This delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office. Situated in a friendly neighbourhood, this house is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. The surrounding area boasts excellent transport links, providing easy access to nearby towns and cities. This property is a blank canvas, ready for you to add your personal touch and make it your own.

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GROUND FLOOR



1ST FLOOR



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		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			
EU Directive 2002/91/EC		83	69
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Entrance Hall

Door into property. Frosted double glazed window to front aspect. Laminate flooring. Storage cupboard. Stairs to first floor. Door to Rear Garden. Opening to Utility Room. Doors to Lounge, Kitchen/Diner, Downstairs WC.

Downstairs WC

Laminate flooring. Low level WC. Wash hand basin with vanity unit below. Wall mounted boiler. Frosted double glazed window to front aspect.

Kitchen/Diner

18'1" x 9'0"

Laminate flooring. Tiled splash back. Wall and base units with new work surfaces above. One and a half stainless steel sink with drainer and mixer tap. Space for free-standing gas cooker. Radiator. Space for dining table. Double glazed windows to rear aspect. Door to Rear Garden. Door to Lounge:

Lounge

18'1" x 10'2"

Laminate flooring. Radiator. Electric fireplace. Double glazed window to front aspect.

Utility Room

5'8" x 5'5"

Vinyl tile effect flooring. Plumbed for washing machine.

Fuse box and Electric meter.

First Floor

Landing

Bedroom One

15'5" x 10'2"

Carpeted. Radiator. Space for free-standing wardrobes. Double glazed windows to front aspect.

Bedroom Two

15'5" x 8'9"

Carpeted. Radiator. Storage cupboard. Double glazed window to rear aspect.

Bedroom Three

11'2" x 7'0"

Laminate flooring. Radiator. Storage cupboard. Double glazed window to rear aspect.

Bathroom

Vinyl flooring. Tiled walls. Panelled bath with electric shower above. Pedestal sink. Low level WC. Heated towel rail. Frosted double glazed window to rear aspect.

Outside

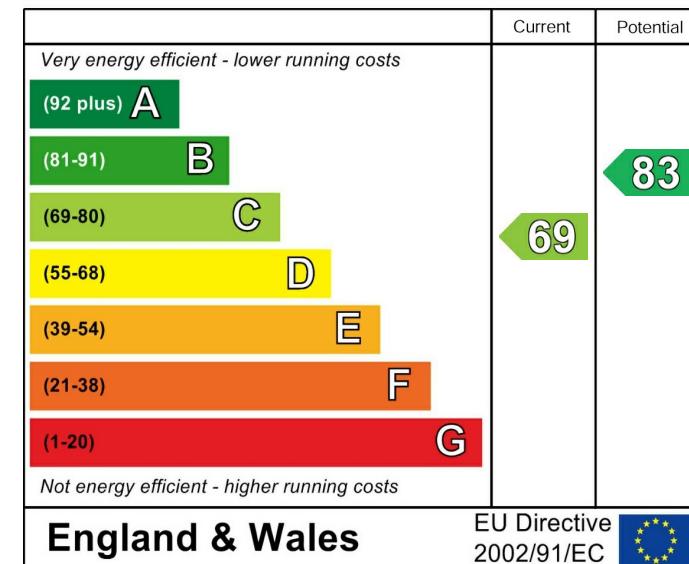
Front

Picket fenced boarder. Laid to lawn. Door into the property.

Rear Garden

Paved patio with steps up to laid to lawn with flower beds to the side. Panelled fenced surround. Gate to rear of the property.

Energy Efficiency Rating



England & Wales



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.



