



202 Shephall Way

| Stevenage | SG2 9RD

Offers over £300,000

We are pleased to present this three-bedroom, terraced property located in Shephall.

The property consists of – Reception room, Kitchen/Dining room, Three bedrooms and a Bathroom.

This property offers light-filled, spacious family accommodation with a large, enclosed garden.

There is a range of amenities including primary and secondary schools within walking distance, playing fields and woodland and a selection of shops. Communication links are good with the A602 and A1(M) being easily accessible.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Reception Room

17'1" x 12'0"

This is a very spacious living room with laminate flooring a feature fireplace and a front aspect view.

Kitchen/Dining Room

18'2" x 8'0"

An open-plan kitchen/dining room offering sleek, gloss black wall and base cabinets with integrated appliances and a stainless-steel extractor hood. The worktop, wall and floor tiling coordinate with the cabinets creating a modern look. The dining zone has in-built storage, ample space for a dining table and access to the garden patio for outdoor dining.

Bedroom 1

13'11" x 12'0"

This light-filled, double bedroom is spacious with a wealth of in-built storage units and carpeted flooring.

Bedroom 2

12'0" x 11'3"

A second double bedroom with in-built storage, carpeted flooring and garden views.

Bedroom 3

9'1" x 8'3"

This third bedroom enjoys carpeted flooring and front aspect views.

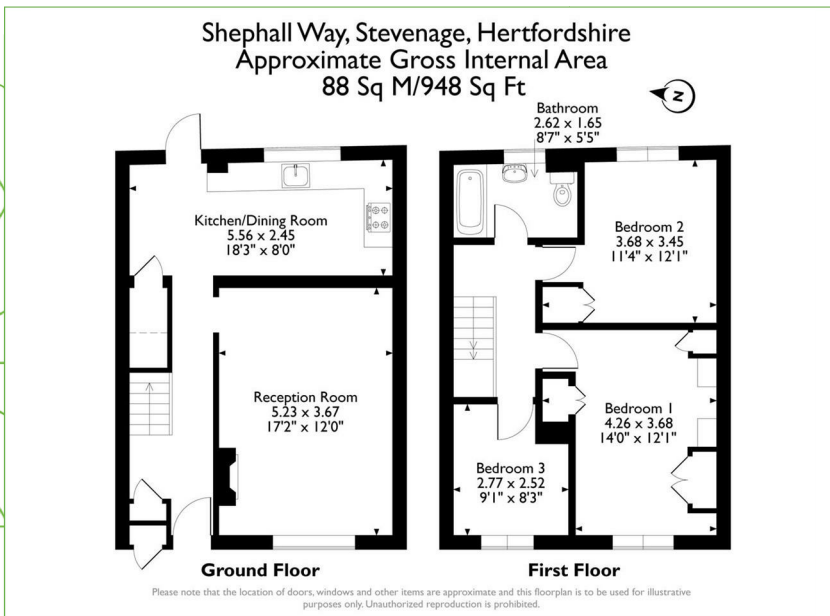
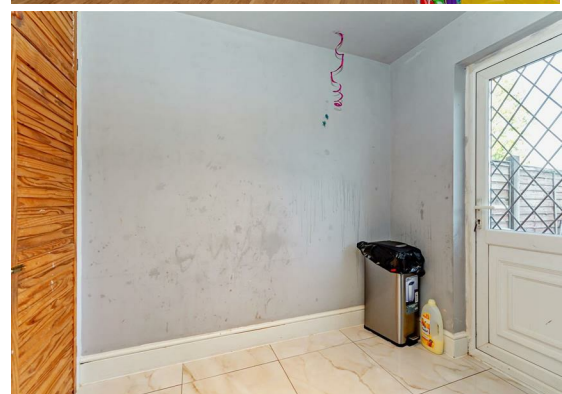
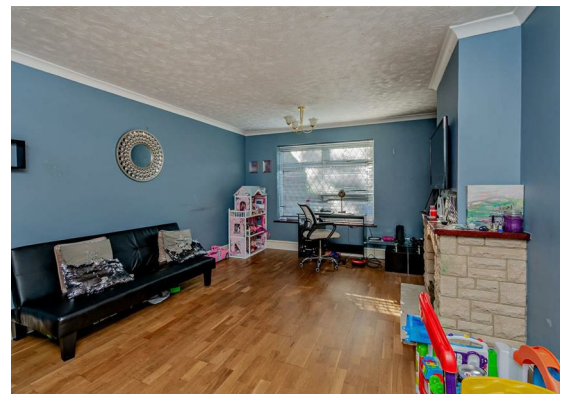
Bathroom

8'7" x 5'4"

A modern family bathroom with a white three-piece bathroom suite including a shaped bath with shower and screen over the bath along with a vanity basin with integrated storage.

Garden

The property is approached over an enclosed front garden bordered by hedging and planted with mature shrubs and trees. A path leads to the covered main entrance. The enclosed, rear garden is spacious and mostly laid to lawn with raised bed planters and an area of paved patio for al fresco dining.



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