



105 Kimbolton Crescent, Stevenage, SG2 8RL

Guide Price £280,000

CHAIN FREE two bedroom property situated just off of the highly sought after Hertford Road, South Stevenage. This well presented home is conveniently located within walking distance to local shops and amenities and also benefits from being close to Knebworth Railway Station, Stevenage Town Centre and Railway Station and the A1(M). The property briefly comprises of open plan lounge and kitchen downstairs, two bedrooms and family bathroom upstairs, ample storage throughout and south facing rear garden. GUIDE PRICE £280,000 - £290,000.

Please call 07800873141 to organise your viewing!

ENTRANCE HALL

Frosted double glazed panel door to front aspect, carpet to flooring, under stairs storage area which would make ideal office space, built in storage cupboard, wall hung double panel radiator with radiator cover fitted, opening to lounge area, glass panel door leading to kitchen and stairs up to first floor landing.

LOUNGE



Carpet to floor, wall hung double panel radiator and fitted radiator cover. Double glazed French doors leading out into rear garden.

LOUNGE ALTERNATE ASPECT



KITCHEN



Fitted wall and base units with roll top work surfaces, partly tiled walls and splashback, slate tiling to floor. Double glazed window to front aspect with fitted blinds. Integrated extractor fan. Space and plumbing for washing machine and dishwasher, space for electric cooker. One and a half bowl sink and drainer with stainless steel mixer tap over. Wall hung double panel radiator and fitted radiator cover over. Wall mounted boiler, which has British Gas service history.

KITCHEN ALTERNATE ASPECT



FIRST FLOOR LANDING

Carpet to stairs, wooden balustrade, doors leading to bedrooms and bathroom, loft hatch. Airing cupboard housing hot water tank.

MASTER BEDROOM



Carpet to floor, two double glazed windows to rear aspect with fitted roller blinds. Wall hung double panel radiator.

MASTER BEDROOM ALTERNATE ASPECT



BEDROOM TWO



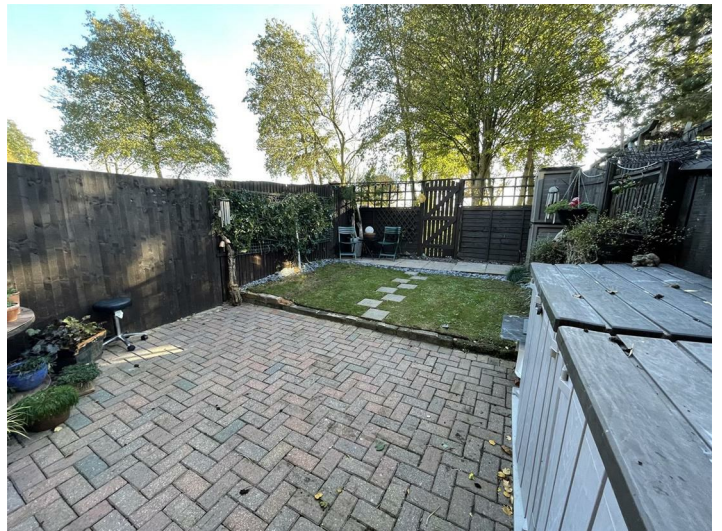
Wood effect lino flooring, Velux window to front aspect with integrated fitted blind, wall hung double panel radiator.

BATHROOM



Wooden laminate flooring, wall hung towel radiator, wall mounted sink and vanity cupboard under, low level WC. Panel bath with taps and shower over. Velux window to front aspect with fitted sliding blind.

REAR GARDEN



Wooden fence surround with gate access to the rear. Laid lawn with slate flower beds surround. Bricked patio area to nearside.

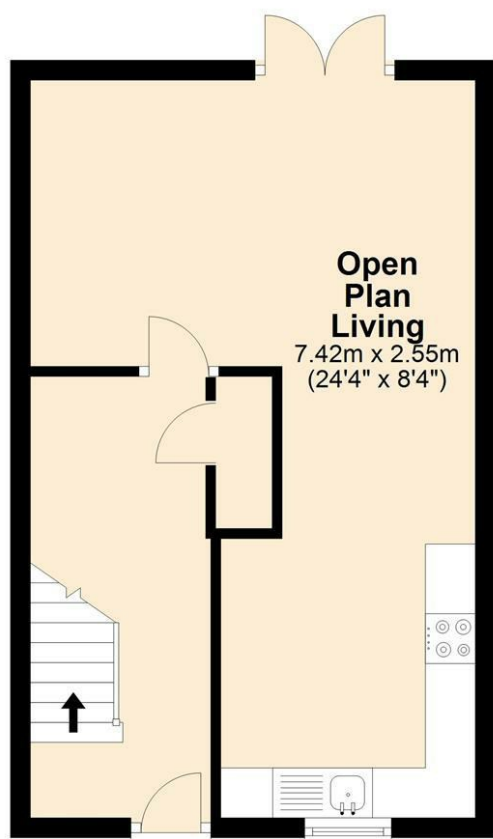
REAR GARDEN ALTERNATE ASPECT



Floor Plan

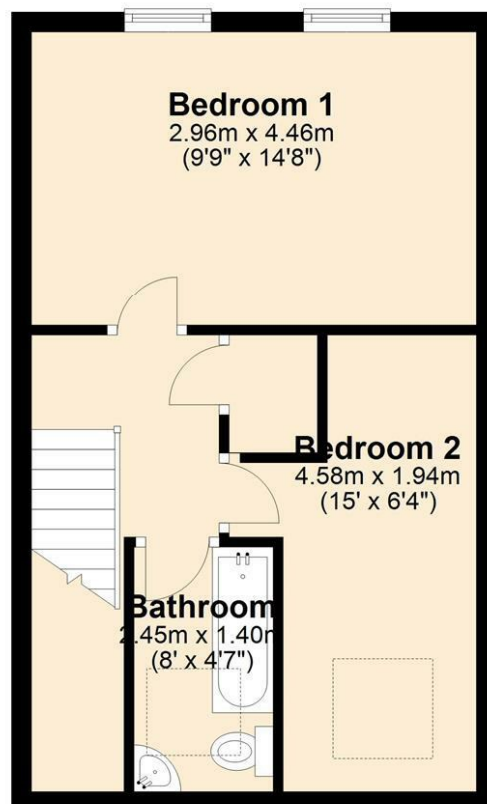
Ground Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



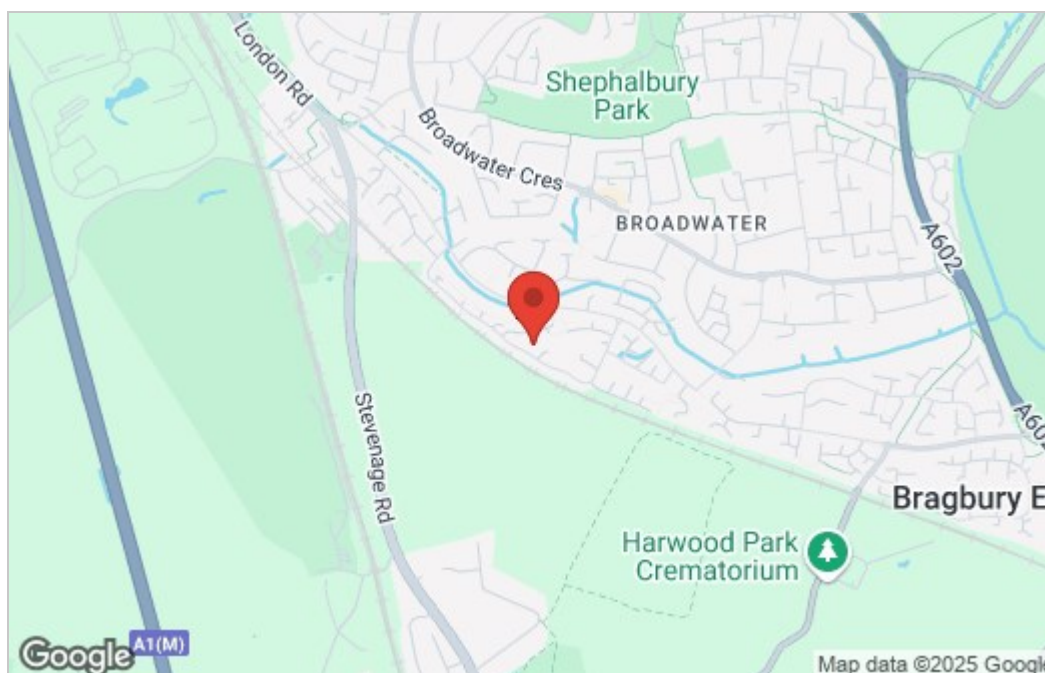
First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Total area: approx. 66.9 sq. metres (720.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		88 74	
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	

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