



**Connells**

York Road  
Stevenage



### Property Description

CHAIN FREE - EXTENDED four bed mid terrace family home located in a POPULAR residential area, SPACIOUS living accommodation throughout with a cloakroom, fitted kitchen with separate lounge & dining room. Benefits from gas central heating, MODERN 4 piece bathroom & a GARAGE & DRIVEWAY!

York Road is ideally located within easy reach of local amenities, good schooling for all ages & convenient road links to the town centre & A1M serving the north & south. Stevenage provides a fast & efficient link to London via the mainline station, the historic old high street with array of shops, restaurants & bars.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchased does not go ahead!

**Entrance Porch**

**Entrance Hall**

**Downstairs Cloakroom**

**Lounge**

**Kitchen**

**Dining Area**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

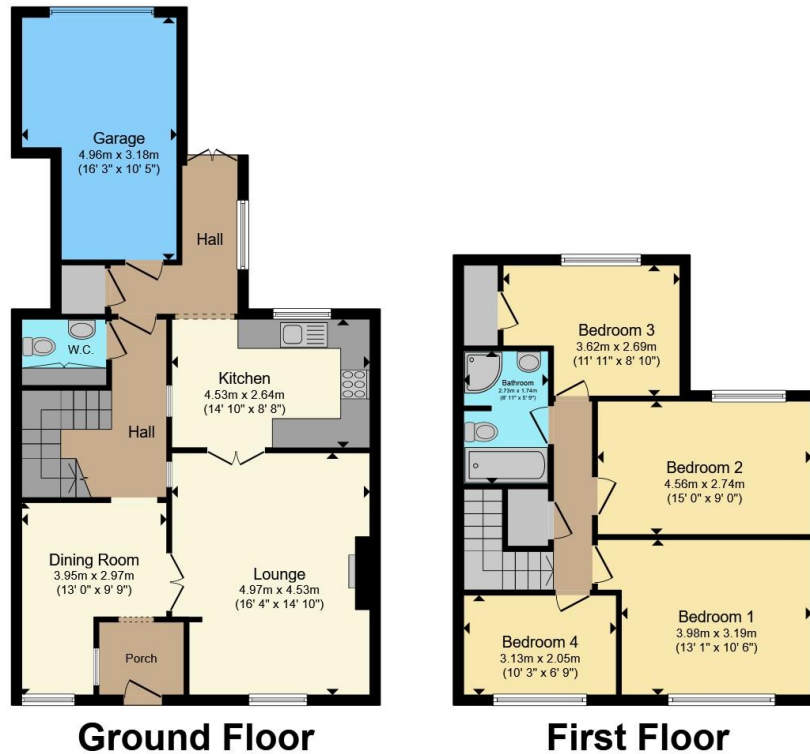
**Outside**

**Front Garden**

**Rear Garden**

**Garage**





Total floor area 131.1 m<sup>2</sup> (1,411 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01438 318 080**  
**E [stevenage@connells.co.uk](mailto:stevenage@connells.co.uk)**

8 Market Place  
 STEVENAGE SG1 1DB

EPC Rating: Council Tax  
 Awaited Band: C

**view this property online [connells.co.uk/Property/STV312988](http://connells.co.uk/Property/STV312988)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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