



- NEWLY REFURBISHED
- New kitchen
- New Bathroom
- Lounge with fireplace

Chells Way, Stevenage

Guide Price £265,000

A FRESHLY REFURBISHED, THREE BEDROOM FAMILY HOME. Bought right up to date and ready to move in to, this spacious property benefits from a NEWLY REFITTED KITCHEN, new bathroom with separate DOUBLE WIDTH SHOWER CUBICLE in addition to the bath. To the ground floor is the kitchen, dining area and lounge with a an OPEN FIREPLACE and patio doors on to the rear garden. The three bedrooms are all of a good size, whilst outside is a SOUTH FACING REAR GARDEN and smart frontage with gated access to the rear. Offered CHAIN FREE and a must view property.



ENTRANCE HALL

LOUNGE 16' 1" x 9' 7" (4.9m x 2.92m)

DINING AREA 10' 8" x 8' 3" (3.25m x 2.51m)

KITCHEN 8' 10" x 7' 8" (2.69m x 2.34m)

UTILITY AREA 6' 9" x 4' 11" (2.06m x 1.5m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 3" x 10' 1" (4.04m x 3.07m)

BEDROOM TWO 13' 6" x 7' 11" (4.11m x 2.41m)

BEDROOM THREE 7' 11" x 10' 0" (2.41m x 3.05m)

FAMILY BATHROOM

EXTERNALLY

SOUTH FACING REAR GARDEN

LANDSCAPED FRONTAGE

Energy Performance Certificate		STP																									
OS Credit Map 1774640402	Quality type Date of assessment Date of certificate Registration number	End service issue 28 Jul 2024 28 Jul 2024 021 424 000-0402-1000																									
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on hot water and environmental impact based on carbon dioxide (CO ₂) emissions.																											
Energy Efficiency Rating		Environmental Impact Rating (CO₂)																									
<table border="1"> <tr><th>Rating</th><th>Score</th></tr> <tr><td>A</td><td>92-100</td></tr> <tr><td>B</td><td>81-91</td></tr> <tr><td>C</td><td>69-80</td></tr> <tr><td>D</td><td>55-68</td></tr> <tr><td>E</td><td>39-54</td></tr> <tr><td>F</td><td>13-38</td></tr> <tr><td>G</td><td>1-12</td></tr> </table>		Rating	Score	A	92-100	B	81-91	C	69-80	D	55-68	E	39-54	F	13-38	G	1-12	<table border="1"> <tr><th>Rating</th><th>Score</th></tr> <tr><td>A</td><td>10-48</td></tr> <tr><td>B</td><td>49-74</td></tr> <tr><td>C</td><td>75-100</td></tr> </table>		Rating	Score	A	10-48	B	49-74	C	75-100
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The energy efficiency rating is a measure of the energy efficiency of a home. The higher the rating, the lower the energy consumption. The home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The home with the best impact is has the most efficient use of energy.																									
Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home																											
	Current	Potential																									
Energy use	90 kWh/m ² per year	214 kWh/m ² per year																									
Carbon dioxide emissions	11 tonnes per year	2.6 tonnes per year																									
Lighting	£72 per year	£40 per year																									
Heating	£622 per year	£100 per year																									
Hot water	£160 per year	£100 per year																									
Based on standard assumptions about occupancy, heating system and programme controls, the above table provides an indication of the energy use and fuel costs for a typical home of this type. The fuel costs are based on the cost of fuel and an assumed energy consumption rate. The energy use and carbon dioxide emissions are based on the home's performance relative to other homes of the same type. Variable fuel prices can increase and fuel use and energy consumption can vary.																											
To see how this home can achieve its potential rating please see the recommended measures.																											
This EPC and recommendations report may be given to the Energy Saving Trust to promote energy efficiency and improve the energy performance of this home.																											

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Stevenage

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01438 960010

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Sat: 9am - 4pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.