



Trajan Gate, Chells Manor, Stevenage, SG2 7QQ

Guide price £300,000

GUIDE PRICE £300,000 - £310,000 * Excellently Presented Three Bedroom Family Home with Parking and Garage, Features include, Newly Fitted Kitchen with Integrated Bosch White Goods, Spacious Lounge, Downstairs Cloakroom, Re-fitted Modern Bathroom, Two Double Bedrooms and One Single Bedroom, Front and Rear Gardens, Newly Fitted Double Glazing and Combination Boiler, Private Chells Manor Location.



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Entrance Hallway

Laminate Flooring, Doors to Downstairs Cloakroom, Single Panel Radiator, Double Glazed Door to Front Aspect.

Downstairs Cloakroom

Low Level W.C , Hand Basin with Tiled Splash Back, Double Glazed Window to Front Aspect.

Lounge Area 14'1 x 14'7 (4.29m x 4.45m)

Double Panel Radiator, T.V Point, Stairs to 1st Floor Landing, Door to Kitchen,

Fitted Kitchen/Diner 14'6 x 8'10 (4.42m x 2.69m)

Roll Top Work Surfaces with Up stands, Ideal Boiler Combi Boiler, Double Glazed Window to Rear Aspect, Cupboards at Eye and Base Level, Tiled Flooring, Integrated Bosch Washing Machine, Dishwasher, Gas hob and Oven and Fridge/Freezer, Stainless Steel Extractor Fan, Double Glazed Door to Rear Aspect, Stainless Steel Sink and Mixer Tap.

Landing

Doors to all Rooms, Loft Access

Bedroom One 13'3 x 8'6 (4.04m x 2.59m)

Fitted Wardrobes, Double Glazed Window to Front Aspect, Single Panel Radiator, T.V Point.

Bedroom Two 10'6 x 8'6 (3.20m x 2.59m)

Fitted Wardrobes, Double Glazed Window to Rear Aspect, Single Panel Radiator.

Bedroom Three 5'9 x 7'2 (10'3) (1.75m x 2.18m (3.12m)

Single Panel Radiator, Double Glazed Window to Front Aspect.

Bathroom

Low Level W.C, Heated Towel Rail, Double Glazed Window to Rear Aspect, Tiled Flooring, Bath with Mains Shower Over, Tiled Splash Back,

Rear Garden

Patio Area, Laid to Lawn, Timber Fencing, Rear Gated Access, Mature Shrubs and Trees, 10 x 4 Shed.

Front Garden

Shingle Frontage, with Shrub Borders.

Garage and Allocated Parking Space

Metal up and Over Door, Allocated Parking Space.

Local Information

This property is located in the popular Chells Manor within a small Cul De Sac, and has the benefits of a private enclosed front area.









Ground Floor



First Floor



Energy Performance Certificate



71 Trajan Gate
STEVENAGE
Hertfordshire
SG2 7QQ

Dwelling type: Mid-terrace house
Date of assessment: 26 October 2007
Date of certificate: 26 October 2007
Reference number: 8653-6310-4209-6366-9022
Total floor area: 63 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	304 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.3 tonnes per year
Lighting	£51 per year	£25 per year
Heating	£314 per year	£244 per year
Hot water	£106 per year	£80 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient product. It's a quick and easy way to identify the most energy efficient products on the market.
For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit www.energysavingtrust.org.uk/myhome