



Newton Road, Chells, Stevenage, SG2 0BX
Price £280,000

Neatly Presented Three Bedroom Family Home with GARAGE situated in upper CHELLS close to FAIRLANDS VALLEY PARK and within Easy Catchment of Nobel, Marriots, Lodge Farm, and Camps Hill Schools. Features include, FITTED KITCHEN/DINER, Lounge Area, Entrance Hallway, THREE DOUBLE BEDROOMS, Shower Room, Large Rear Garden with Access to the Garage, Front Garden, NO ONWARD CHAIN



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Entrance Hallway

Laminate Flooring, Double Glazed Door and Window to Front Aspect, Stairs to 1st Floor Landing, Double Panel Radiator, Doors to all rooms.

Kitchen/Diner 13'8 x 7'6 (4.17m x 2.29m)

Roll Top Work Surfaces, Double Glazed Window Front Aspect, Cupboards at Eye and Base Level, Stainless Steel Sink and Mixer Tap, Gas Hob and Oven, Tiled Splash Back, Space for Washing Machine and Tumble Dryer, Wall Mounted Worcester Boiler, Under Stairs Cupboard with Space for Fridge/Freezer, Door to Side Aspect.

Lounge Area 18'4 x 11'2 (5.59m x 3.40m)

Laminate Flooring, Double Panel Radiator, T.V Point, Double Glazed Door and Window to Rear Aspect, Dimer Switch.

Landing

Doors to all rooms, Loft Access, Storage Cupboard.

Bedroom One 12'8 x 10'3 (3.86m x 3.12m)

Single Panel Radiator, Double Glazed Window to Rear Aspect, Sliding Wardrobes, Telephone Point.

Bedroom Two 12'7 x 7'7 (3.84m x 2.31m)

Single Panel Radiator, Double Glazed Window to Front Aspect, Sliding over stairs Cupboard,

Bedroom Three 7'9 x 10'8 (2.36m x 3.25m)

Single Panel Radiator, Double Glazed Window to Rear Aspect.

Wet Room / Shower Room

Low Level W.C, Wash Basin with Tiled Splash Back, Walk in Shower with Mains Mira Shower, Double Panel Radiator, Double Glazed Window to Front Aspect, Extractor Fan, Airing Cupboard.

Large Rear Garden with Access to the Garage

Laid to Lawn, Shed with W.C and Storage Area, Timber Fencing, Veggi Bed, Green House, Door way to Garage at the bottom of the garden, Patio Area, Outside Lighting.

Front Garden

Laid to Lawn, Pathway Leading to Front Door.

Garage at the Rear

Metal up and over door, Doorway to rear Garden

Local information

Newton Road is situated in the exceeding desirable Upper Chells Area, which is situated a short distance from Fairlands Valley Park, The Glebe Shopping Complex and is within Easy Catchment to Noble, Marriots Lodge Farm and Camps Hill Schools



Kitchen/Diner



Garage at the Rear



Kitchen/Diner



Lounge Area



Entrance Hallway



Bedroom One



Bedroom Two



Bedroom Three



Wet Room / Shower Room



Large Rear Garden with Access to the Garage



Large Rear Garden with Access to the Garage



Large Rear Garden with Access to the Garage



Large Rear Garden with Access to the Garage



Garage at the Rear



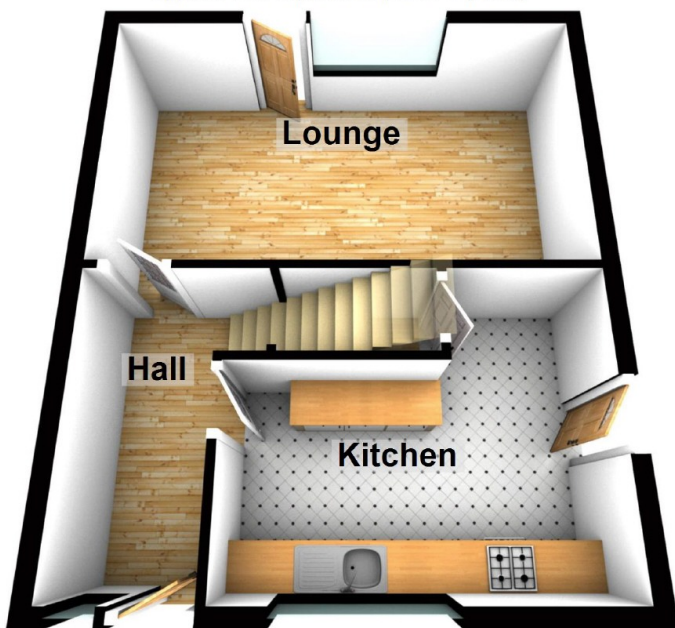
Local information



Local information

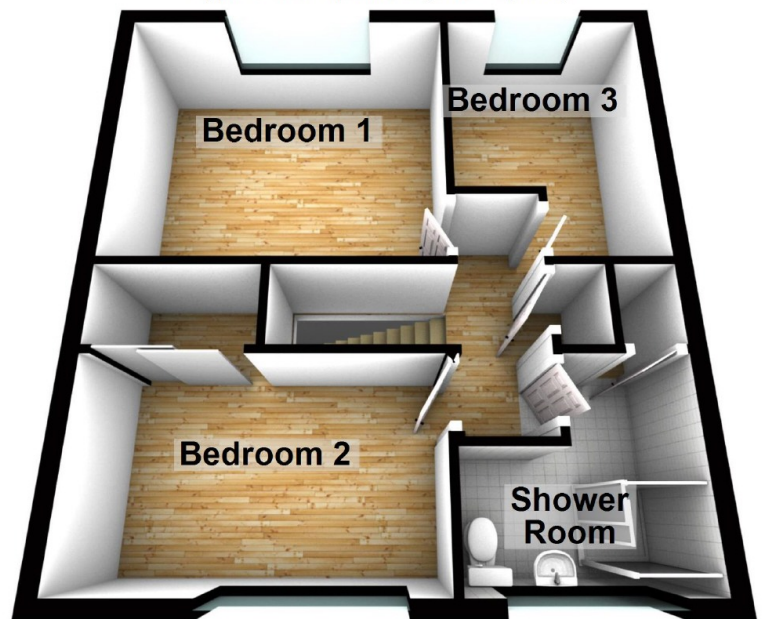
Ground Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.5 sq. feet)



Total area: approx. 80.0 sq. metres (861.4 sq. feet)

Energy Performance Certificate

27, Newton Road, STEVENAGE, SG2 0BX

Dwelling type: Mid-terrace house
Date of assessment: 16 July 2018
Date of certificate: 16 July 2018

Reference number: 0256-2896-7630-9298-3405
Type of assessment: RdSAP, existing dwelling
Total floor area: 80 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures


Estimated energy costs of dwelling for 3 years:

£ 2,202

Over 3 years you could save

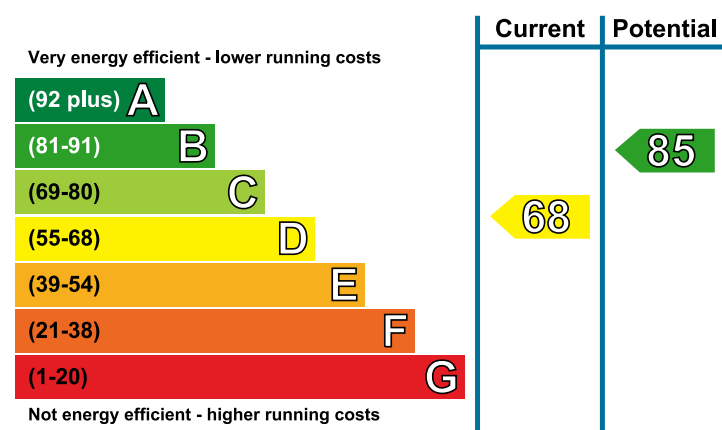
£ 513

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 174 over 3 years	
Heating	£ 1,602 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 369 over 3 years	£ 234 over 3 years	
Totals	£ 2,202	£ 1,689	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 237
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
3 Low energy lighting for all fixed outlets	£10	£ 51

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.