



**Kestrel Close  
Stevenage  
Hertfordshire  
SG2 9PB**

**Offers in Excess of £310,000**

**bettermove**

# Kestrel Close

## Stevenage

Bettermove are proud to present this 2 bedroom semi-detached house in Stevenage.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is C.

The interior of this beautifully presented property comprises the large open plan fitted kitchen with dining area and a spacious reception room on the ground floor. The first floor consists of two double bedrooms, the family bathroom and a separate convenient WC. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Stevenage, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from The A1(M), Stevenage Train Station and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

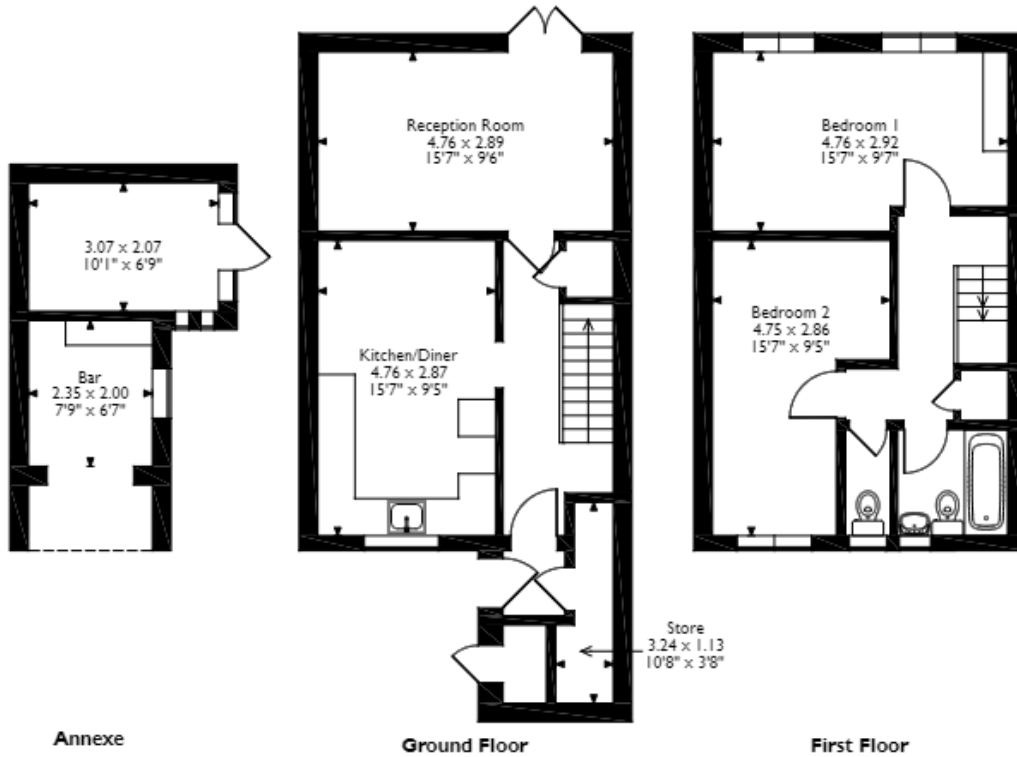


# Kestrel Close, Stevenage, Hertfordshire

Approximate Gross Internal Area  
Main House = 79 Sq M/850 Sq Ft

Annexe = 11 Sq M/118 Sq Ft

Total = 90 Sq M/968 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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