



## 18 Ivel Road, Stevenage, SG1 3HJ Offers in excess of £260,000

A spacious and well-laid-out three-bedroom maisonette set over three floors, perfectly positioned in a popular Stevenage location, ideal for families, first-time buyers, investors, and commuters.

Inside, the property features a bright and generous living room, alongside a stylish open-plan kitchen/dining space designed for modern living. The versatile layout continues across the upper floors, offering three well-proportioned bedrooms, a family bathroom, and additional flexibility for home working.

The location is a standout feature, with Stevenage town centre just a short distance away, offering a wide range of shops, restaurants, and leisure facilities. Stevenage mainline station is easily accessible, providing fast and frequent services into London King's Cross and St Pancras, making it an excellent choice for commuters. The property also benefits from convenient access to the A1(M), as well as being close to well-regarded schools and everyday local amenities.

A fantastic opportunity to secure a well-located home with space to grow, early viewing is strongly advised.



**Disclaimer**

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

114 years remaining on the lease  
 Ground rent: £45 per annum  
 Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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