



**mather
estates**
independent agents



95 Wansbeck Close , Stevenage SG1 6AB

Mather Estates welcomes to the market a recently decorated two-bedroom house in sought-after Great Ashby, Stevenage. Features include a fitted kitchen with some appliances, open-plan living/dining area and a rear conservatory. Upstairs offers a double bedroom and a small double, both with built-in wardrobes, plus a bathroom. Outside benefits include a private rear garden with gated access and a allocated parking space. Ideally located close to local amenities, Round Diamond Primary School, nurseries, transport links, and backing onto St Nicholas Park.

£1,350 pcm



SUMMARY

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The initial tenancy length is 12 months minimum.

A holding deposit of one weeks rent £311.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful. Security deposit total: £1,557.69.

ENTRANCE HALL

Wood-effect flooring, with carpet stairs leading to the first floor and a door opening into the living/dining area.

OPEN PLAN LIVING/DINING AREA

Wood-effect flooring, double-glazed window to the front aspect, understairs cupboard for additional storage, two wall-mounted radiators and a TV point.

KITCHEN

Fitted with a range of wall and base units, complementary wood-effect work surfaces with an inset bowl sink, drainer and mixer tap, four-burner gas hob with electric oven under and integrated extractor above, washing machine, and tiled flooring.

SUN ROOM

Tiled flooring, double-glazed doors and roof windows to the rear aspect and a wall-mounted radiator

LANDING

Carpeted flooring, storage cupboard, and doors leading to

BATHROOM

White bathroom suite comprising a wood-panelled bath with mixer tap and shower attachment, vanity wash hand basin with hot and cold taps, WC, wall-mounted radiator, double-glazed window to the rear aspect and laminate flooring

BEDROOM 1

Wood-effect flooring, wall-mounted radiator, double-glazed window to the front aspect and a mirrored built-in wardrobe

BEDROOM 2

Wood-effect flooring, wall-mounted radiator, double-glazed window to the rear aspect and a built-in wardrobe

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property, who as agents they are to give notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

