



**mather  
estates**  
**independent agents**

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**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**



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## SUMMARY

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.

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

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