



Wansbeck Close, Stevenage, SG1 6AA

£310,000



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Wansbeck Close, Stevenage

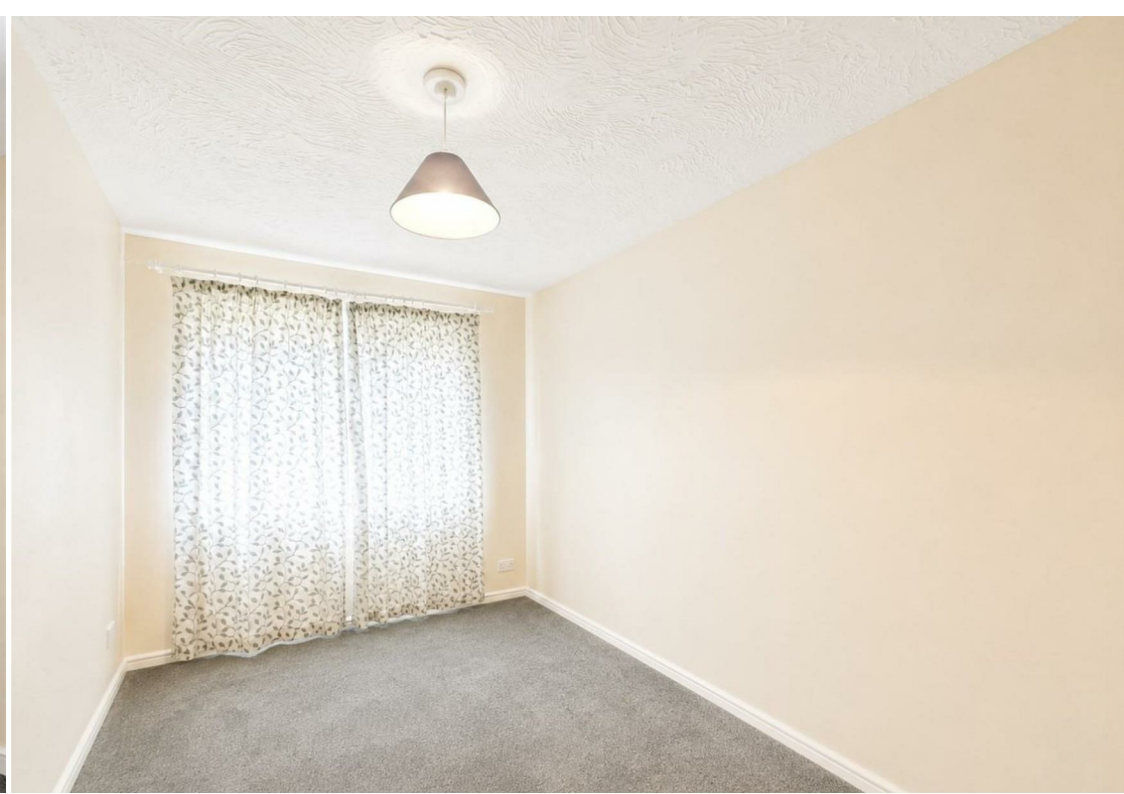
Situated in the ever-popular Great Ashby development, this well-presented two-bedroom home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property features a bright and welcoming living space, complemented by a separate dining area and a conservatory, providing flexible accommodation for both everyday living and entertaining. Upstairs are two generous double bedrooms and a well-appointed family bathroom.

Further benefits include allocated parking, a private rear garden and the added advantage of being offered to the market chain free, allowing for a smoother move.

Conveniently positioned within easy reach of local shops, highly regarded schools, parks, and scenic woodland walks, whilst also offering excellent transport links to Stevenage town centre and mainline train station, this is a fantastic opportunity to purchase a home in one of Stevenage's most sought-after residential locations.





Entrance Hall:

Radiator, stairs to first floor and doors to:

Living Room:

14'4 x 9'9

Radiator, double glazed windows to front, cupboard and door to:

Dining Room:

9'7 x 6'9

Radiator, opening and sliding doors to:

Kitchen:

9'7 x 6'5

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, built in oven, four ring gas hob with extractor fan over, appliance space for fridge/freezer and washing machine, double glazed window to rear.

Conservatory:

7'9 x 6'9

UPVC double glazed throughout with double doors opening to garden.

First Floor Landing:

Loft access and doors to:

Bedroom One:

11'3 x 10'2

Double glazed window to front, radiator, cupboard and wardrobe.

Bedroom Two:

12'8 x 6'9

Double glazed window to rear and radiator.

Bathroom:

6'5 x 6'3

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, tiled throughout, opaque double glazed window to rear and radiator.

Garden:

Mainly laid with artificial grass and enclosed by panel fencing, shed, outside tap and pedestrian gate at rear.

Driveway:

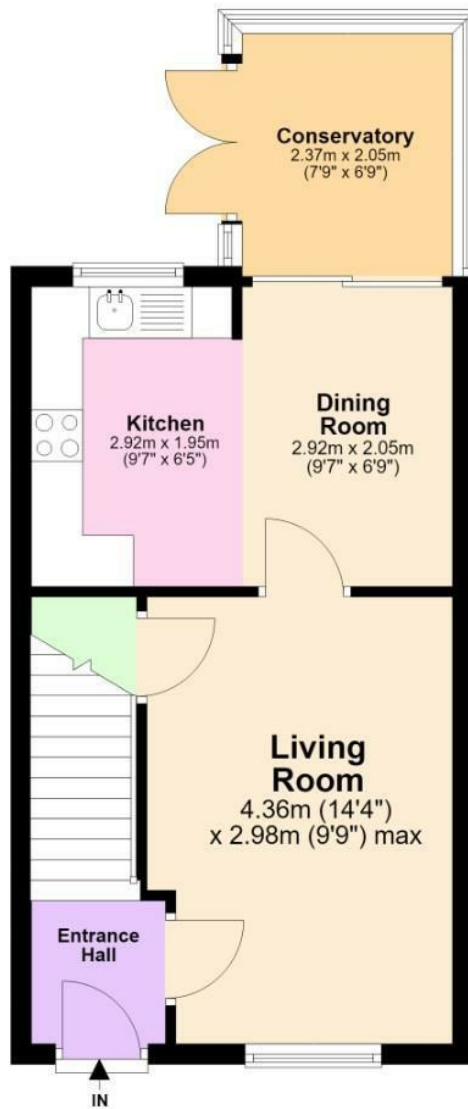
Providing off street parking for one car.

Agents Note:

Some of these photos have been digitally enhanced.

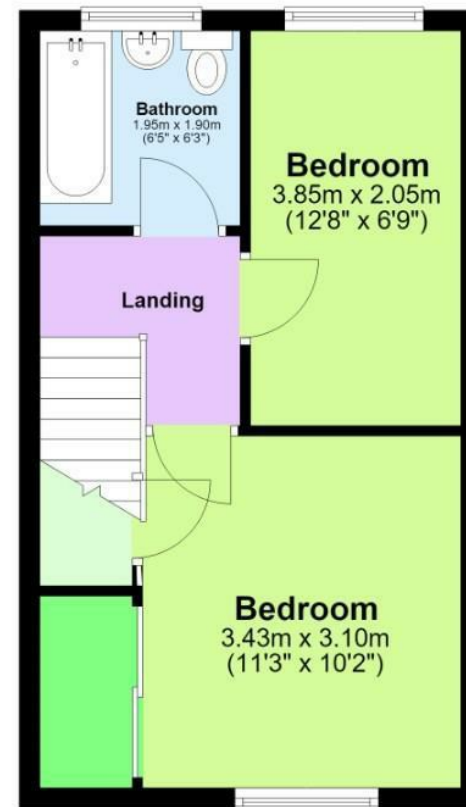
Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



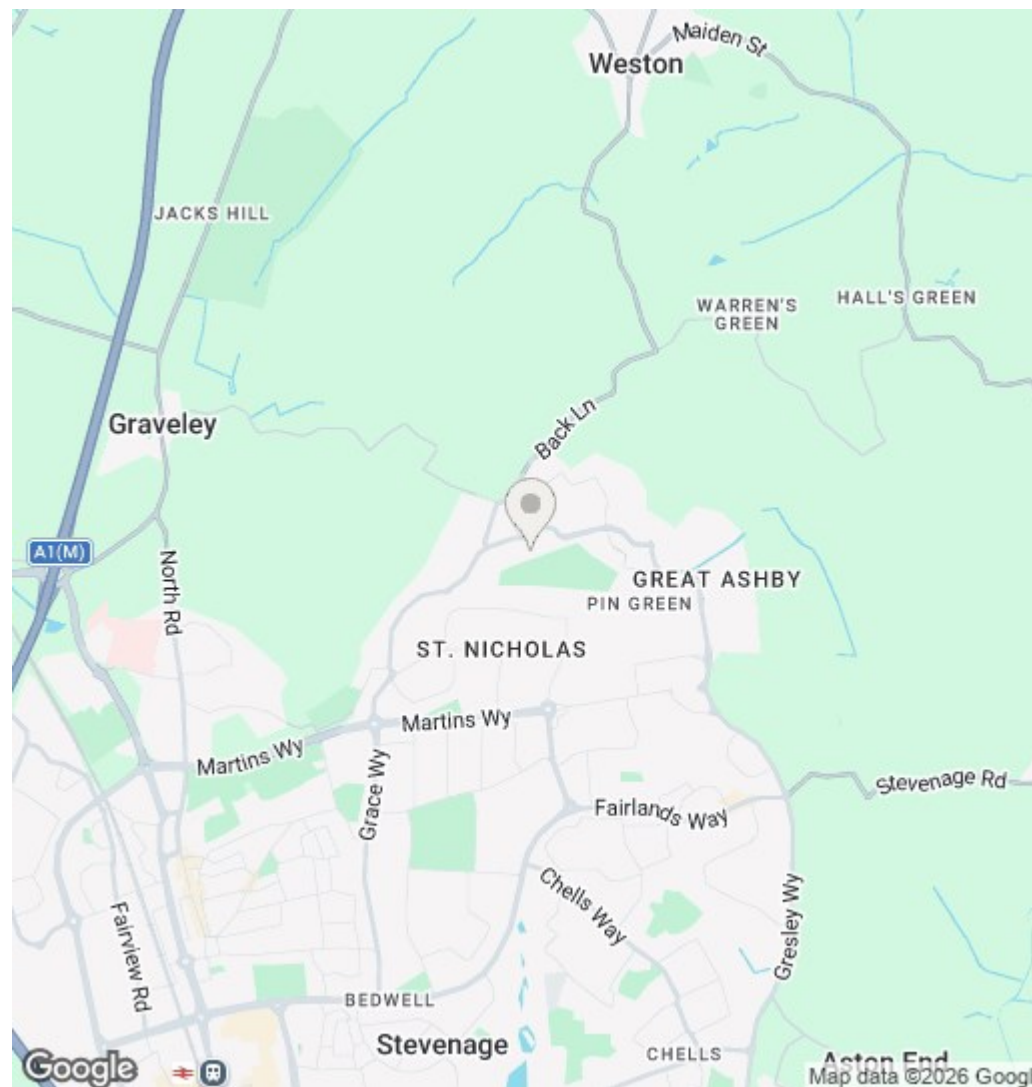
Total area: approx. 65.7 sq. metres (707.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
- 4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- 5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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