



## Wansbeck Close, Great Ashby, Stevenage, SG1 6AB

GUIDE PRICE £320,000 - £330,000 SPACIOUS and EXCELLENTLY PRESENTED Two Bedroom Home with ALLOCATED PARKING for TWO Cars situated on the Edge of Great Ashby. Features include, KITCHEN/DINER, Lounge Area, Two Bedrooms, FAMILY BATHROOM, Delightful Rear Garden, Double Glazed Throughout, Viewing Highly Suggested.

Guide Price £320,000

# Wansbeck Close, Great Ashby, Stevenage, SG1 6AB



- Spacious and Excellently Presented Two Bedroom Home
- Kitchen/Diner
- Family Bathroom
- Viewing Highly Recommended
- Two Allocated Parking Spaces
- Lounge Area
- Delightful Rear Garden
- Situated on the Edge Of Great Ashby
- Two Bedrooms
- Double Glazed Throughout

## Entrance Hallway

4'3 x 6'1 (1.30m x 1.85m )

Laminate Flooring, Wood Door to Front Aspect, Single Panel Radiator, Consumer Unit.

## Lounge Area

9'9 x 14'3 (2.97m x 4.34m )

Solid Oak Flooring, Double Panel Radiator, T.V Point, Heating Control, Under Stairs Cupboard, Door to Kitchen Area.

## Kitchen/Diner

Roll Top Work Surfaces, Gas Hob and Oven, Tiled Splash Back, Extractor Fan, Wall Mounted Boiler, Space for Fridge/Freezer, Double Glazed Window to Rear Aspect, Extractor Fan, Laminate Flooring.

Dining Area - French Sliding Doors

Opening to Rear Garden, Laminate Flooring.

## Landing

6'1 x 6'0 (1.85m x 1.83m )

Doors to all rooms, Loft Access, Smoke Alarm.

## Bathroom

6'3 x 6'4 (1.91m x 1.93m )

Low Level W.C, Wash Basin with Hot and Cold Tap, Archway Window to Rear Aspect, Bath with Hot and Cold Tap, Shelving, Single Panel Radiator, Shaver Point.

## Bedroom One

10'8 x 11'3 (3.25m x 3.43m )

Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Airing Cupboard.

## Bedroom Two

12'8 x 6'4 (3.86m x 1.93m )

Single Panel Radiator, Double Glazed Window to Rear Aspect.

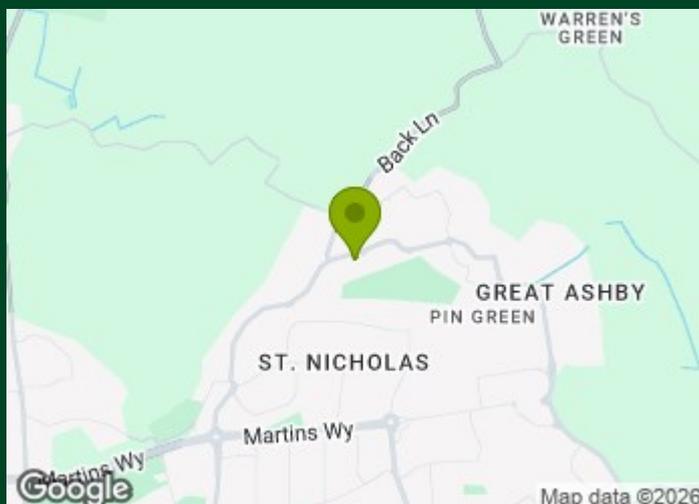
## Rear Garden

Patio Area, Laid to Lawn, 6 x 4 Shed, Rear Gated Access, Outside Lighting, Outside Tap.

## Two Allocated Parking

Two Allocated Tandem Parking Spaces to the Side of the Property.

## Local Information



## Directions



# Floor Plan



## Council Tax Details

Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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