



Wansbeck Close, Great Ashby, Stevenage, SG1 6AA

WELL MAINTAINED Two Bedroom Home with ALLOCATED PARKING for TWO Cars situated on the Edge of Great Ashby. Features include, KITCHEN/DINER, Lounge Area, Two Bedrooms, FITTED BATHROOM, Delightful Rear Garden, Newly Installed Combi Bolier in March 2024 Double Glazed Throughout, Viewing Highly Suggested.

£300,000

Wansbeck Close, Great Ashby, Stevenage, SG1 6AA

- Well Maintained Two Bedroom Home
- Situated on the Edge of Great Ashby
- Lounge Area
- Fitted Bathroom
- Newly Installed Boiler in March 2024
- Allocated Parking for Two Cars
- Kitchen/Diner
- Two Bedrooms
- Delightful Rear Garden
- Viewing Strongly Recommended

Entrance Hallway

Door to Front Aspect, Laminate Flooring, Single Panel Radiator, Stairs to 1st Floor Landing,

Lounge Area

14'2" x 12'1" (4.32 x 3.68)

Double Panel Radiator, Double Glazed Window to Front Aspect, Under Stairs Cupboard, Laminate Flooring, T.V Point, Dimer Switch, Heating Control.

Kitchen/Diner

11'9" x 8'8" (3.58 x 2.64)

Tiled Flooring, Roll Top Work Surfaces, Bosch Gas Hob and Oven, Space for Washing Machine, Wall Mounted Ideal Combi Boiler (Installed in March 2024), Tiled Splash Back, Sink and Mixer Tap, Cupboards at Eye and Base Level, Space for Fridge/Freezer, Double Glazed Door to Rear Garden, Single Panel Radiator, Extractor Fan, Shelving Unit.

Landing

Doors to all rooms, Loft Access, Airing Cupboard.

Bedroom One

9'9" x 8'8" (2.97 x 2.64)

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

Bedroom Two

10'2" x 6'5" (3.10 x 1.96)

Double Wardrobe, Single Panel Radiator, Double Glazed Window to Rear Aspect.

Bathroom

Low Level W.C, Wash Basin with Tiled Splash Back, Bay Window to Rear Aspect, Display Shelving, Archway Double Glazed Window to Rear Aspect, Bath with Mixer Tap, Low Level W.C, Vinyl Flooring, Shaver Point.

Delightful Rear Garden

Decking Area, Solid Oak Pergola, Outside Lighting, Laid to Lawn, Timber Fencing, Brick Flower Bed, 6 x 4 Shed, Rear Gated Access.

Front Garden

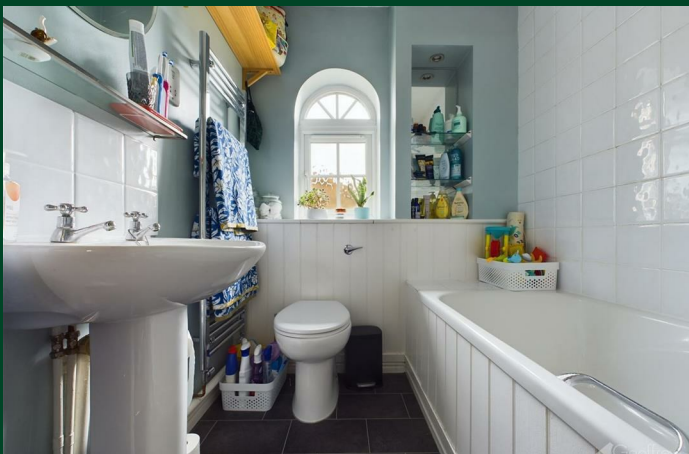
Shingle Frontage, Pathway Leading to Front Door, Shrub and Flower Borders, Outside Lighting.

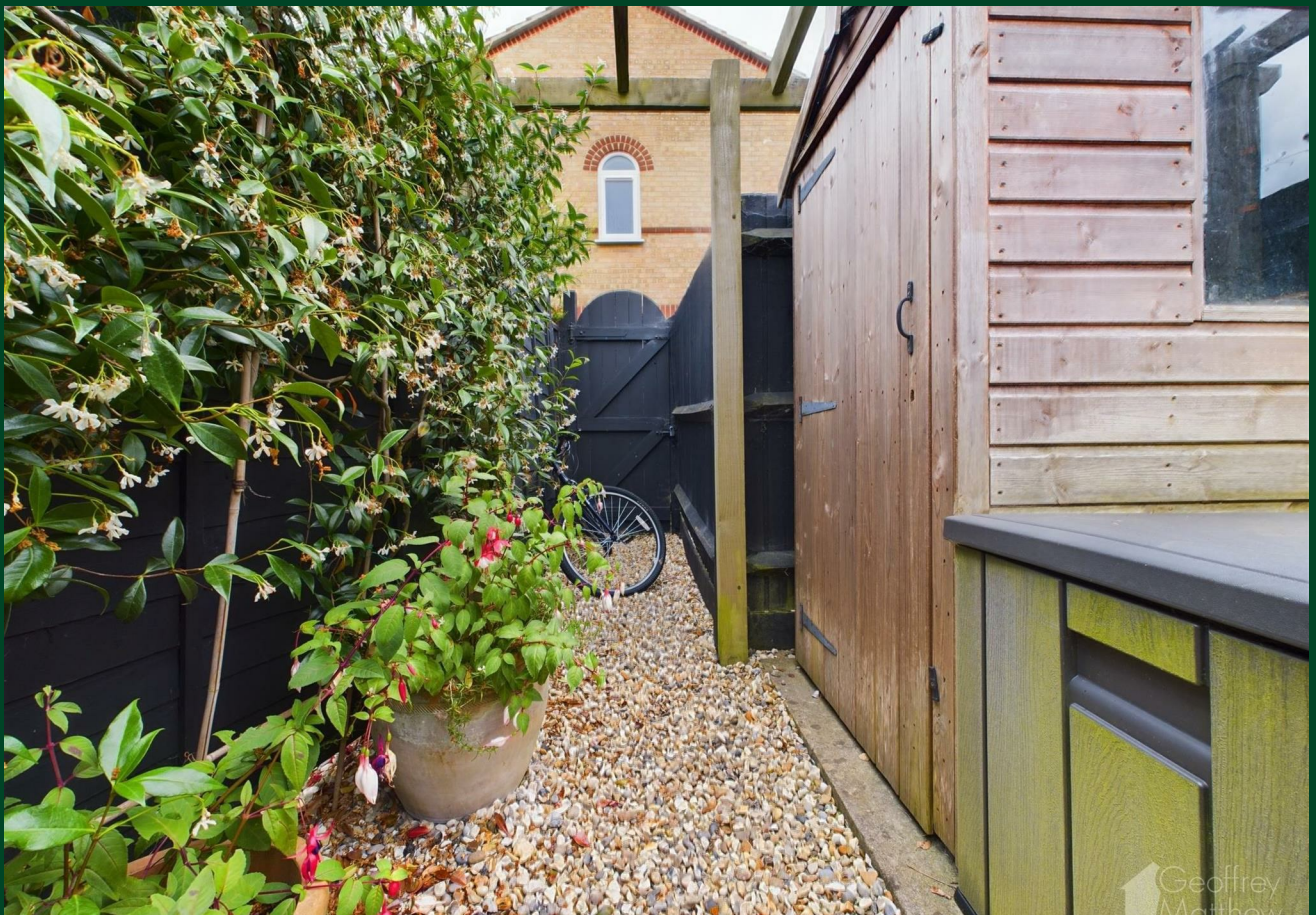
Two Allocated Parking Spaces

Two Allocated Parking Spaces situated to the side of the property but spaced apart (Photos attached),

Local Information

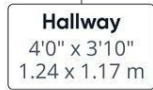
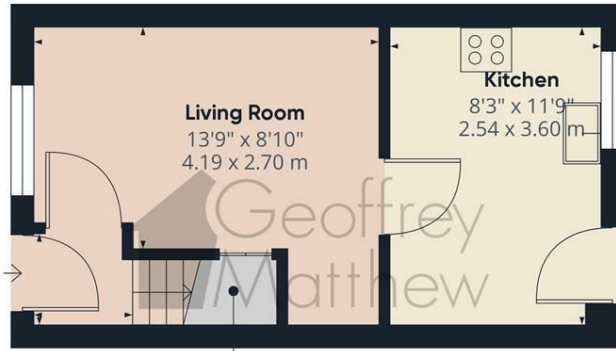
Wansbeck Close is situated on the edge of Great Ashby and overlooks Canterbury Park which is ideal for Dog Walkers and Children.



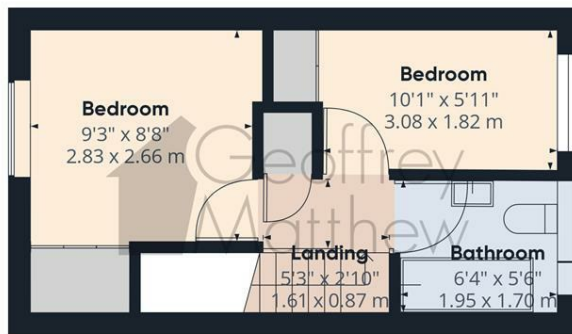




Floor Plan



Floor 0



Floor 1



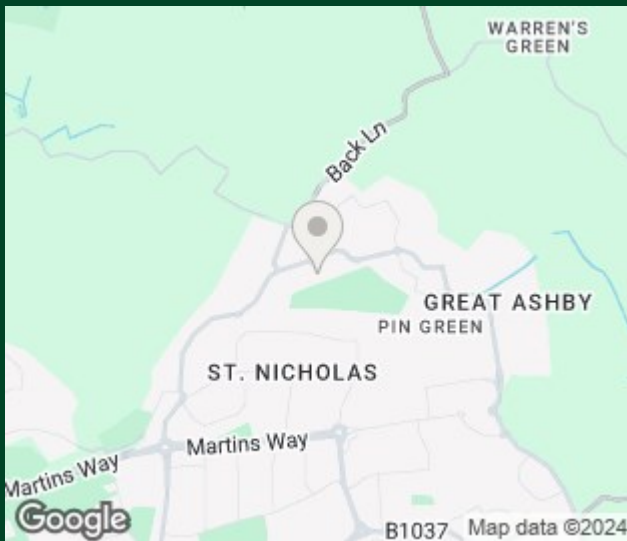
Approximate total area^m
486.85 ft²
45.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Council Tax Details

Band:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90	(81-91) A	
(81-91) B		(69-80) B	
(69-80) C	70	(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

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