



**mather  
estates**  
independent agents



## 36 Tye End, Stevenage Hertfordshire, SG2 8TU

Mather Estates are pleased to present an unfurnished, two-bedroom mid-terrace home, ideally located in the popular Broadwater area of Stevenage. Conveniently positioned with easy access to local bus routes and amenities. The property comprises a generous entrance hall, fitted kitchen with appliances, a spacious lounge/diner, family bathroom with a shower over the bath.

Upstairs, you'll find two double bedrooms. Additional benefits include a private rear garden and ample street parking.

**£1,450 pcm**





## SUMMARY

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The initial tenancy length is 12 months minimum. A holding deposit of one weeks rent £340.38 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.  
Security deposit total- £1,673.07.

## ENTRANCE HALLWAY

Entrance hallway, boiler, double glazed window to front aspect, radiator, carpet, doors leading to;

## LIVING ROOM

Wood-effect flooring, 2x radiators, double glazed window to front aspect, curtain pole, curtains, mirror, double glazed window and double glazed door to rear aspect, hatchet to kitchen.

## KITCHEN

Fitted with a range of wall and base units, complementary melamine work surface with 1.5 inset bowl sink drainer and mixer tap, tile splashback, electric hob, free standing electric oven/grill under with integrated extractor hood over, free standing fridge/freezer, washer/dryer machine, dishwasher, radiator, vinyl flooring, double glazed window and double glazed door to rear aspect.

## STAIRS/LANDING

Carpet, doors leading to;

## BEDROOM 1

Carpet, double glazed window to front aspect, blinds, curtain pole, radiator.

## BEDROOM 2

Carpet, 2x double glazed windows to rear aspect, curtains, curtain pole, radiator.

## BATHROOM

White bathroom suite comprising of panel enclosed bath with mixer tap and shower attachment, shower screen vanity wash hand basin with mixer tap, mirror cupboard, towel holder radiator, double glazed frosted window to rear aspect and WC

## OUTSIDE

Ample street parking, Rear Garden- brick built storage unit, back gate access, mainly laid to lawn with patio nearest to house. Front Garden patio leading to public pathway.

## DISCLAIMER

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