



**mather
estates**
independent agents



30 Ivel Road, Stevenage, SG1 3HJ

Mather Estates welcomes to the market this unfurnished, three bedroom split-level maisonette, ideally situated within walking distance of Stevenage New Town, Old Town, and the mainline railway station.

On the first floor the property comprises a fully fitted kitchen with integrated appliances, storage and a good-sized lounge.

Second floor offers a modern bathroom featuring a rainfall shower, three bedrooms one benefiting from a built-in wardrobe.

Externally the property has a garage en-bloc.

£1,550 pcm



SUMMARY

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On the first floor the property comprises a fully fitted kitchen with integrated appliances, storage and a good-sized lounge. Second floor offers a modern bathroom featuring a rainfall shower, three bedrooms one benefiting from a built-in wardrobe. Externally the property benefits from ample on-street parking and a garage en-bloc.



The initial tenancy length is 12 months minimum.

A holding deposit of one weeks rent £357.69 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.

Security deposit total- £1,788.46.



ENTRANCE

Meter cupboard, stairs leading to first floor;



KITCHEN

Fitted with a range of white wall and base units, complementary work surface with inset bowl sink drainer and mixer tap, complementary tile splashback, 4 electric hob, electric oven built under with integrated extractor hood over. Intergrated fridge/freezer, intergrated Washing Machine, intergrated dishwasher, boiler, two double glazed windows to front aspect, tiled flooring, two storage cupboards, wall mounted radiator.

LIVING ROOM

Double glazed patio door and double glazed window with bottom window frosted effect to the rear aspect, wall mounted radiator, grey carpet.

LANDING

Stairs leading to second floor, doors leading to;

BEDROOM 1

Wall mounted radiator, grey carpet, double glazed window to front aspect, built in cupboard.

BEDROOM 2

Wall mounted radiator, double glazed window to rear aspect, grey carpet.

BEDROOM 3

Wall mounted radiator, double glazed window to rear aspect, grey carpet.

BATHROOM

White bathroom suite comprising of panel enclosed bath with hot and cold tap and shower attachment, vanity wash hand basin with hot and cold tap, Wall mounted radiator, double glazed window to front aspect, laminate flooring and WC

OUTSIDE

Garage En-Bloc, permit on road parking.

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property. who as agents they are to give notice that: (a) these particulars are