

Ayr Close, Stevenage, SG1 5RZ

£350,000

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Ayr Close, Stevenage

IN NEED OF COMPLETE MODERISATION

An excellent opportunity for buyers looking for a property with plenty of potential and the chance to create a home to their own style and specification. Requiring modernisation throughout, the property offers generous and well-proportioned accommodation, making it an ideal purchase for those keen to undertake a refurbishment project and add value over time.

The ground floor provides a spacious living room with a bay window allowing plenty of natural light into the room, together with ample space for a variety of furniture arrangements. To the rear is a kitchen/dining area offering good potential to be redesigned into a modern and sociable space, with access towards the rear of the property.

Upstairs, the bedrooms continue to offer good proportions, with one benefiting from an extensive range of fitted wardrobes and storage. While the property would benefit from updating and improvement throughout, the existing layout provides an excellent starting point for a buyer looking to put their own stamp on their next home.

Externally, the property benefits from driveway parking, a front garden and its own garage, providing useful additional parking or storage. Overall, the property is a fantastic opportunity for buyers seeking a home with genuine scope for improvement, offering the potential to transform the property into a comfortable and modern family home.













Entrance Hall:
Stairs to first floor and doors to:

WC:
4 x 3
Low level WC, wash hand basin with mixer tap and window to front.

Living Room:
14'2 x 12'3
Bay windows to front, radiator and door to:

Kitchen/Dining Room:
15'45 x 10'2
Cupboard, doors opening to garden and door to garage.

First Floor Landing:
Cupboard and doors to:

Bedroom One:
12'5 x 8'2
Windows to front and radiator.

Bedroom Two:
12'2 x 8'8
Windows to rear and radiator.

Bedroom Three:
7'7 x 7
Windows to front and radiator.

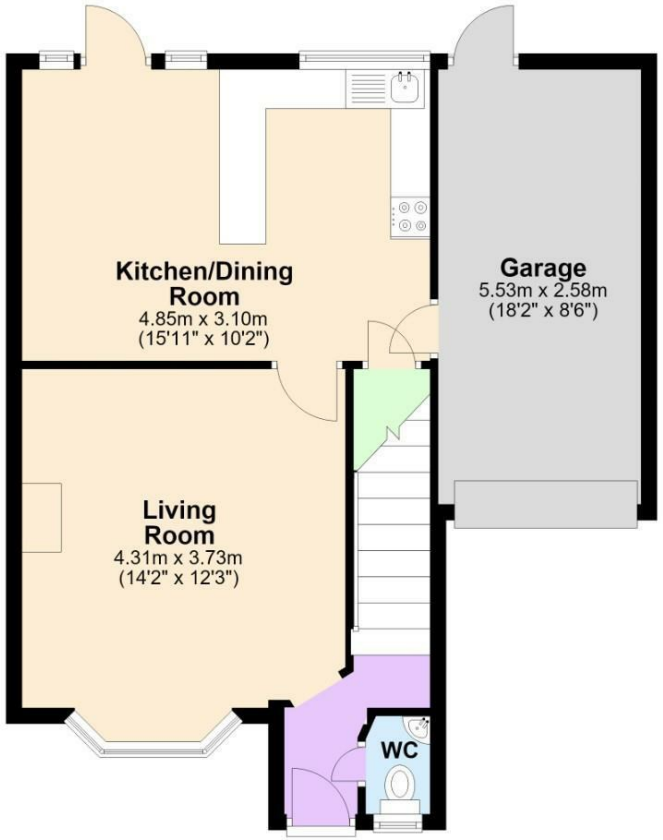
Wet Room:
6'3 x 5'4
Low level WC, wash hand basin with mixer tap and shower head with mixer tap, tiled and opaque window to rear.

Garden:
Enclosed by panel fencing.

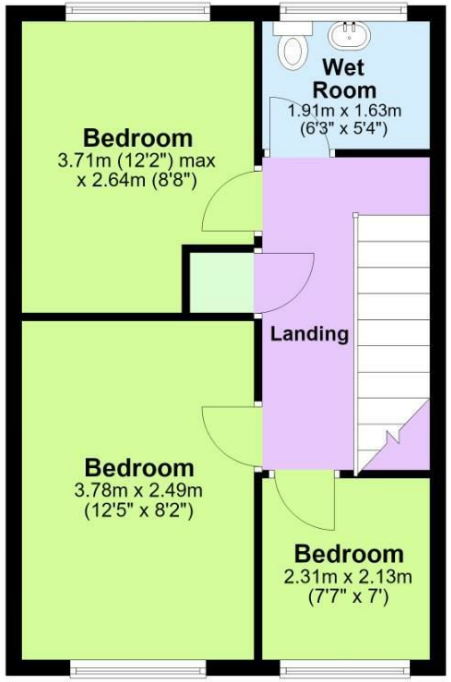
Garage:
18'2 x 8'6
With up and over door and door opening to garden.

Driveway:
Providing off street parking for one car.

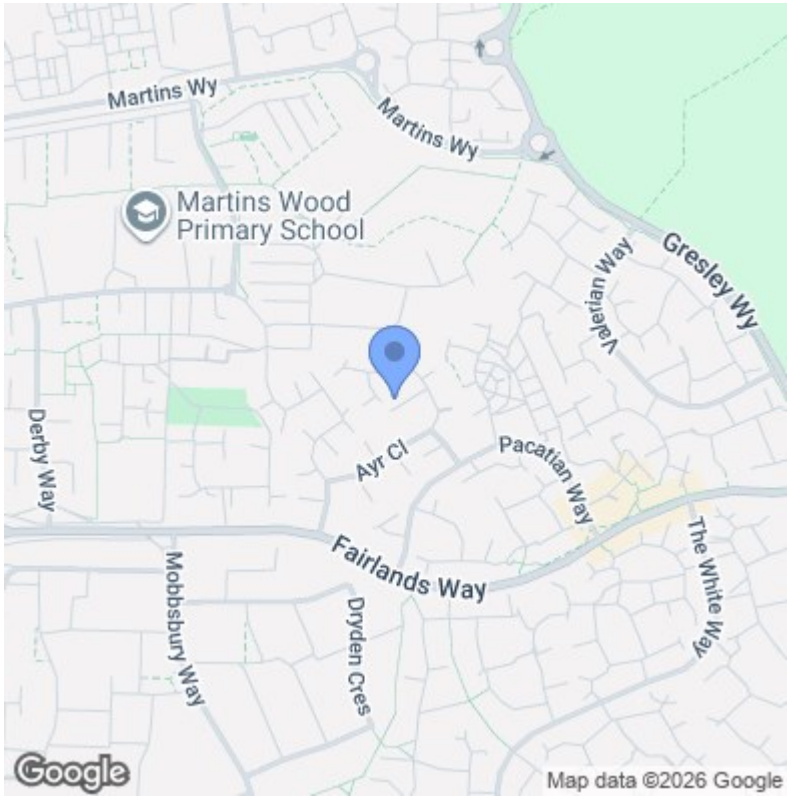
Ground Floor
Approx. 55.4 sq. metres (595.8 sq. feet)

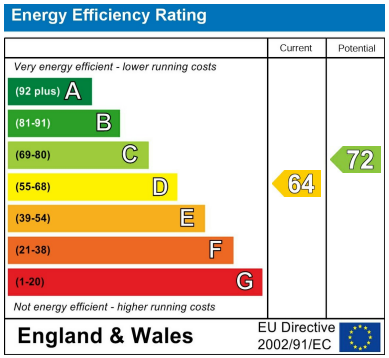


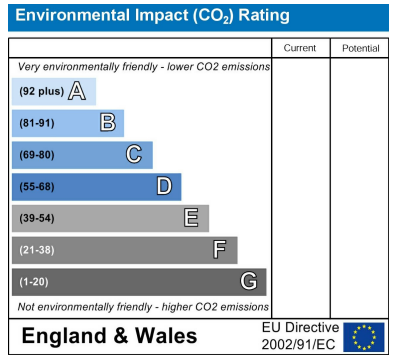
First Floor
Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 93.3 sq. metres (1004.8 sq. feet)







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1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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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