



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

GUIDE PRICE £330,000 - £340,000 SPACIOUS and EXCELLENTLY MAINTAINED Two Bedroom Home with ALLOCATED PARKING for TWO Cars situated on the Edge of Great Ashby. Features include, KITCHEN/DINER, Lounge Area, CONSERVATORY/UTILITY ROOM, Two Bedrooms, MODERN FITTED BATHROOM, Delightful Rear Garden, Double Glazed Throughout, Viewing Highly Suggested.

£330,000

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

- Spacious and Excellently Maintained Two Bedroom Home
- Allocated Parking for Two Cars
- Situated on the Edge Of Great Ashby
- Kitchen/Diner
- Lounge Area
- Conservatory/Utility Area
- Two Double Bedrooms
- Modern Fitted Bathroom
- Delighted Rear Garden
- Viewing Highly Recommended

## Entrance Hallway

5'11 x 4'1 (1.80m x 1.24m )

Single Panel Radiator, Laminate Flooring, Stairs to 1st Floor, Coconut Matting.

## Lounge Area

14'3 x 9'11 (4.34m x 3.02m)

Laminate Flooring, Double Glazed Window to Front Aspect, Double Panel Radiator, T.V Point, Coved Ceiling, Under Stairs Cupboard.

## Kitchen/Diner

9'7 x 13'2 (2.92m x 4.01m )

Laminate Flooring, Coved Ceiling, Single Panel Radiator, Cupboards at Eye and Base Level, Roll Top Work Surfaces, Electric Hob, Space for Fridge/Freezer, Coved Ceiling, Electric Oven, Stainless Steel Sink and Mixer Tap.

## Conservatory/ Utility Area

7'6 x 11'2 (2.29m x 3.40m )

Roll Top Work Surfaces, Laminate Flooring, Double French Doors Opening to Garden.

## Landing

6'2 x 6'2 (1.88m x 1.88m)

Doors to all rooms, Loft Access, Smoke Alarm.

## Bedroom One

11'0 x 13'1 (3.35m x 3.99m )

Single Panel Radiator, Double Window to Front Aspect, Broadband Connection, Over Stairs Cupboard, Coved Ceiling, Valliant Combi Boiler (Installed in 2022)

## Bedroom Two

12'8 x 6'6 (3.86m x 1.98m )

Double Glazed Window to Rear Aspect, Single Panel Radiator, Coved Ceiling, LED Spot Lighting.

## Family Bathroom

6'1 x 6'4 (1.85m x 1.93m )

Enclosed Low Level W.C, Heated Towel Rail, LED Mirror, Wash Basin with Mixer Tap, Double Glazed Window to Rear Aspect, Fully Tiled Splash Back, Tiled Vinyl Flooring, Bath and Mixer Tap.

## Rear Garden

Patio Area, Artificial Grass, Rear Gated Access, Timber Fencing, Outside Tap, Outside Lighting and Socket.

## Two Allocated Parking Spaces

Two Space are allocated to this property (one as per photo)

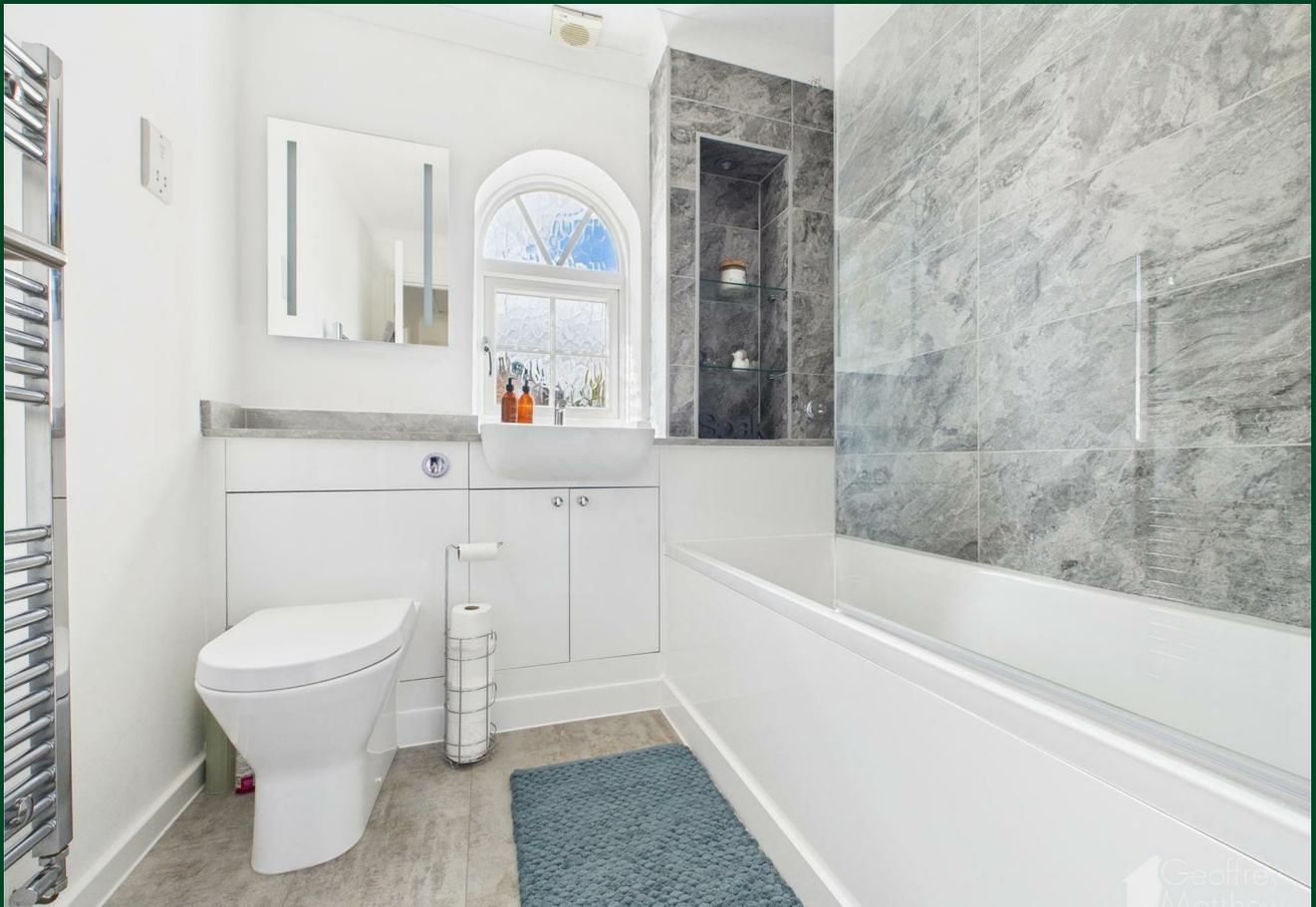
## Local Information

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

## Front Garden

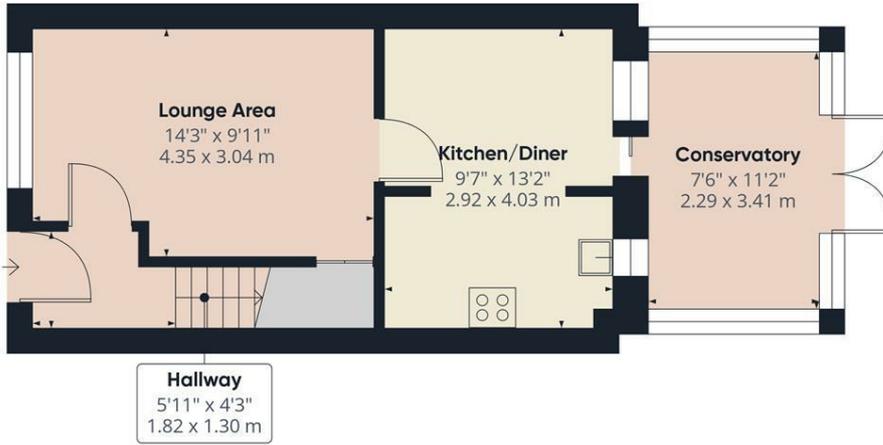
Slated Area, (Note EV Charger is NOT INCLUDED).







# Floor Plan



Floor 0

Approximate total area<sup>(1)</sup>  
684 ft<sup>2</sup>  
63.4 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Council Tax Details

Band: C

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