



**Mather Estates is pleased to present a two-bedroom terraced home located in Chepstow Close, Chells Manor, Stevenage. The property comprises an entrance hall leading to a fitted kitchen complete with white goods, living/dining area with patio doors opening onto the rear garden. Upstairs offers two double bedrooms and a family bathroom. Further benefits include two allocated parking spaces and a private rear garden with convenient rear gate access.**

**A holding deposit of one weeks rent, £334.61 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.**



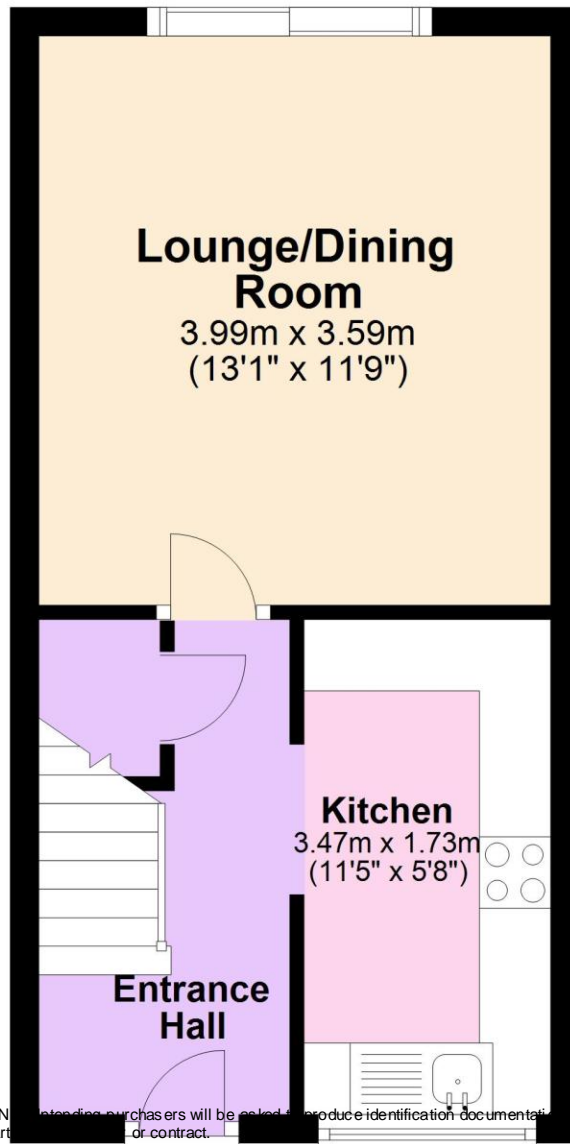




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

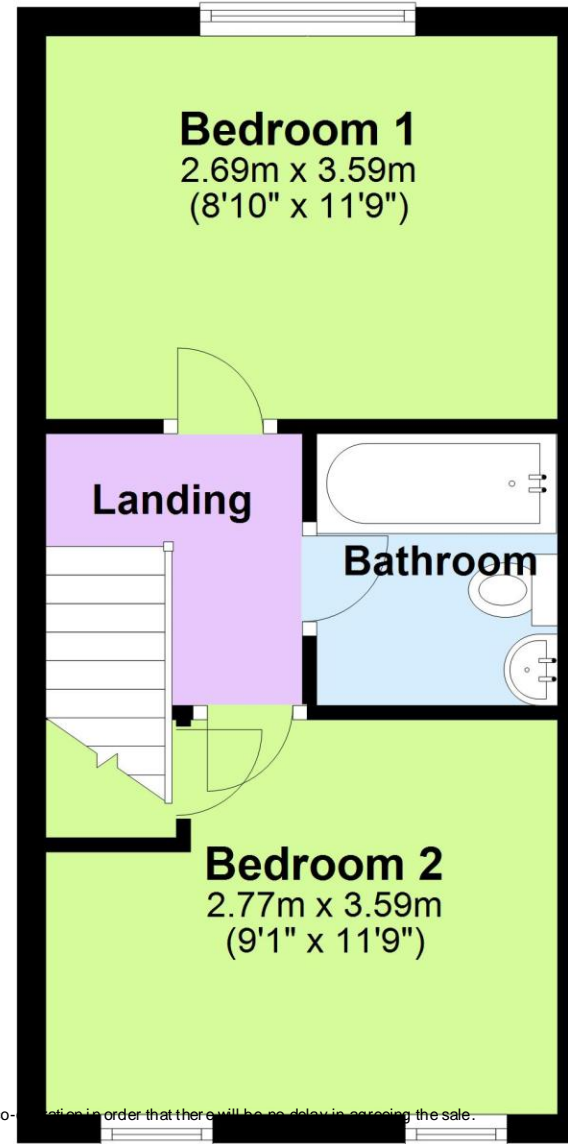
## Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



## First Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



1. MONEY LAUNDERING REGULATION - intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part of any offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Total area: approx. 54.2 sq. metres (583.6 sq. feet)**