

# *Asking price of £320,000 Freehold*

*Wansbeck Close, Stevenage, SG1 6AA*



- **Three Bedroom End of Terrace**
- **Adequate Parking**
- **Open Plan Living**
- **Refitted Kitchen**
- **Utility and Dining Room Extension**
- **Good Size East Facing Rear Garden**
- **Catchment for Round Diamond**
- **EER: D**

## **Ideal First Time Purchase, Flooded By Natural Light and Offered As CHAIN FREE!**

Raine and Co are proud to offer this three bedroom end of terrace house located in Great Ashby, North Stevenage. The property comprises of a modern ground floor open floor plan; refitted kitchen, utility area with spaces for appliances, dining area and living room/study space. Upstairs offers two double bedrooms and one single room along with a family bathroom and loft access. You also have an open rear garden with side access, driveway for two to three cars. You also benefit from being in catchment for Round Diamond Pre and Primary School. The property does require some modernisation. Offered as CHAIN FREE!

[www.raineandco.com](http://www.raineandco.com)



# Wansbeck Close, Stevenage, SG1 6AA

## Driveway

Comes with the property. Parking for 2 - 3 cars.

## Entrance Hall

Entered via a double glazed wooden front door. Stairs to first floor. Doorway to downstairs restroom. Single radiator. Door to living room.

## Lounge

4.20m x 3.30m (13'9" x 10'10")

Single radiator. Cable point. Wall lights. Wooden flooring. Double glazed window to front.

## Dining Area / Utility

4.30m x 2.60m (14'1" x 8'6")

Single radiator. Wall lights. Double glazed patio door to garden. Range of wall and base units with work surfaces. Plumbing for washing machine/tumble dryer.

## Kitchen

4.30m x 2.60m (14'1" x 8'6")

Comprising a range of matching fitted wall and base units with work surfaces and white glazed fronts. Stainless steel sink unit with drainer and mixer tap. Part tiled walls. Gas cooker point with oven under. Extractor hood over. Space for upright fridge freezer. Wall boiler. Down lighters.

## First Floor Landing

Doorways to master, second and third bedrooms. Doorways to family bathroom. Access to loft.

## Master Bedroom

2.50m x 3.30m (8'2" x 10'10")

Single radiator. Double glazed window to rear.

## Bedroom Two

3.50m x 2.30m (11'6" x 7'7")

Single radiator. Double glazed window to front.

## Third Bedroom

2.00m x 2.50m (6'7" x 8'2")

Single radiator. Double glazed window to front. Airing cupboard.

## Family Bathroom

Comprising a panel enclosed bath with mixer tap and mains shower attachment. Low lever WC. Inset wash hand basin with mixer tap. Splash back tiled walls. Down lighters. Extractor fan. Single radiator. Frosted window to rear.

## Rear Garden

Paved patio area. Shrub and bushes to border. Exterior light. Cold water tap. Side access. East aspect.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		67	72
			85
			72
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability.

Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

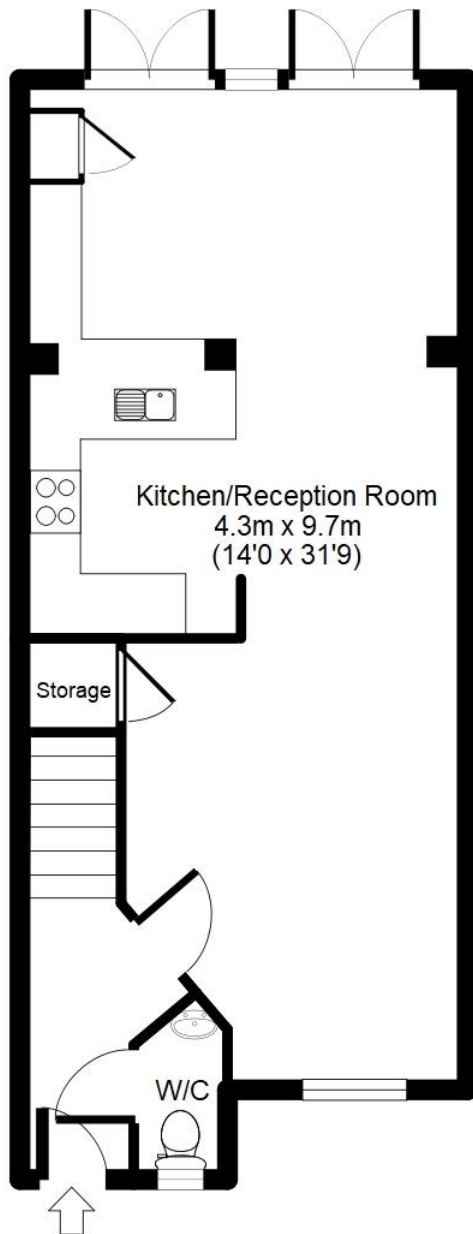


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

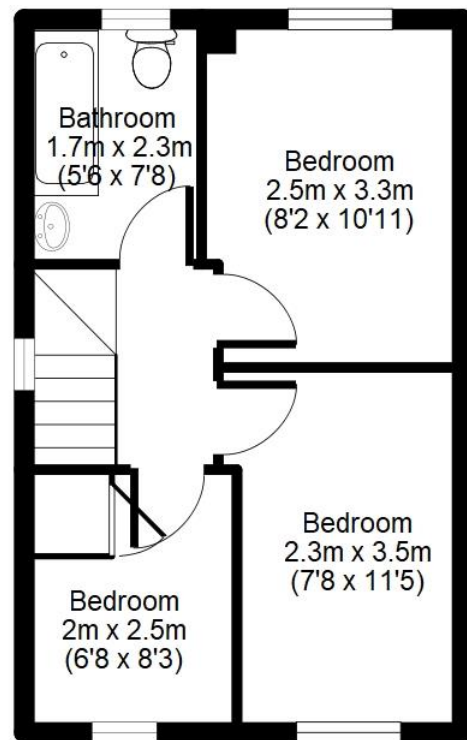
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

# Wansbeck, Stevenage, SG1

APPROX GROSS INTERNAL FLOOR AREA: 774 sq. ft / 72 sq. m



Ground Floor



First Floor