



28 Wansbeck Close, Stevenage

Offers in excess of £260,000

A Well Maintained Two Bedroom Mid Terrace House, Situated In The Sought After Location Of Great Ashby, Set Amongst A Modern Development Of Similar Age Houses, Benefitting From Good Local Amenities And Local Schools, Whilst Also Giving Easy Access To The A1(M) As Well As Maintaining Regular Local Transport Links To The Town Centre, Internally The Property Has Been Recently Redecorated, And Includes Features Such As Modern Fitted Kitchen And Bathroom, Good Size Bedrooms And Allocated Parking.



28 Wansbeck Close, Stevenage

Entrance hall

With a nine panel opaque glazed hard wood door, single panel radiator, wall mounted fuse box and stairs leading to the first floor landing, door leading to :

Lounge 13'9"x 8'8" (4.19m 2.64m)

A comfortably sized lounge area with a UPVC double glazed window to the front aspect, a double panelled radiator, light wood effect laminate flooring, a built in under stairs storage cupboard as well as an under stairs recess, inset lighting and door leading to :

Kitchen/Diner 11'9"x 8'4" (3.58m 2.54m)

Situated to the rear of the property and directly off the lounge area, the kitchen has been fitted with a good selection of country style cream wall and base units with a wood effect roll edged work surface over, a single bowl cream resin sink and drainer with mixer taps over, ceramic tiled splash backs, an integrated electric oven and four gas hob with matching extractor fan over, spaces for both washing machine and fridge freezer, and enclosed wall mounted boiler, Terracotta tile effect vinyl flooring, UPVC double glazed window to the rear aspect, a half glazed hardwood door giving access to the rear garden, single panel radiator and ample space for small dining table and chairs.

Stairs leading to the first floor landing

With access to the loft space, a built in storage cupboard housing hot water cylinder and doors to all first floor rooms.

Bedroom 1: 9'9"x 8'8" (2.97m 2.64m)

A double bedroom situated to the front aspect of the property, with a UPVC double glazed window, single panel radiator and built in wardrobe with sliding mirrored doors.

Bedroom 2: 10'2"x 6'5" (3.10m 1.96m)

Situated to the rear with a UPVC double glazed window over looking rear garden and views over open park land, single panel radiator and built in wardrobe.

Bathroom

Fitted with a modern white three piece bathroom suite, comprising of a wood panelled surround bath with vintage style mixer taps, an electric wall mounted shower and shower screen, a close coupled WC, hand wash basin set with vanity unit, an arched UPVC frosted double glazed window, decorative recess with shelving and down lighting, Oak wood effect vinyl flooring, ceramic tiled splash backs, and partial tongue and groove wood panelling to lower wall under window area, electric shaving point and inset lighting.

Rear garden

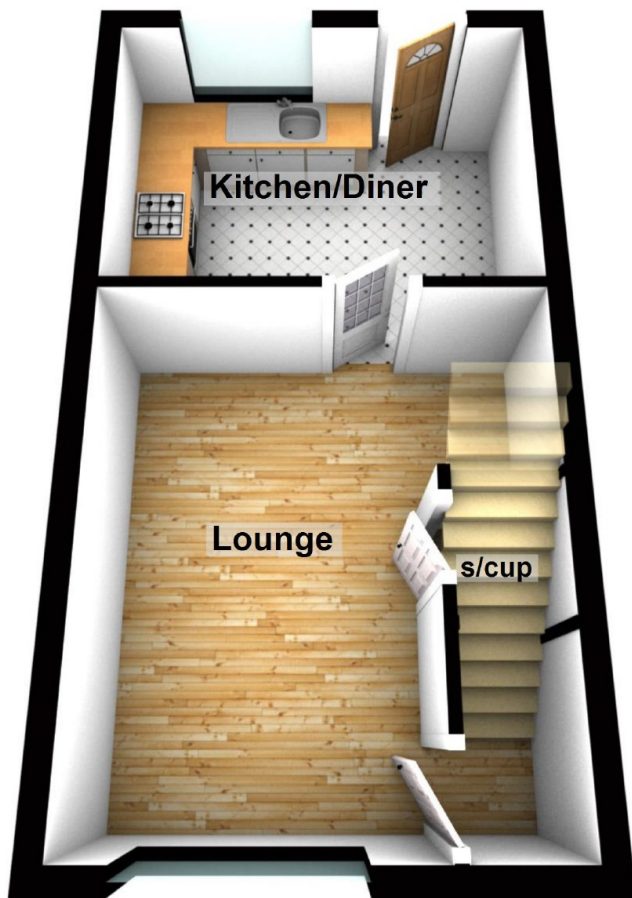
A south east facing rear garden with a central lawn area with flagstone paved edges, a wood decked patio, while to the far end of the garden there is a shingled area with a timber framed shed and gated access to the rear.

Front aspect





Ground Floor



First Floor



Energy Performance Certificate



28 Wansbeck Close
STEVENAGE
Hertfordshire
SG1 6AA

Dwelling type: Mid-terrace house
Date of assessment: 28 January 2011
Date of certificate: 31 January 2011
Reference number: 2188-2088-6259-8439-3930
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	220 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	1.8 tonnes per year	1.5 tonnes per year
Lighting	£49 per year	£29 per year
Heating	£273 per year	£256 per year
Hot Water	£132 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.