



Wyndmere Gatehouse, Ashwell Road, Steeple Morden SG8 0NZ

£895 PCM

EPC - B

marshalls

marshallsproperties.co.uk

Wyndmere Gatehouse, Ashwell Road, Steeple Morden SG8 0NZ

A newly decorated two bedroom detached house with en-suite to each bedroom, situated in the popular village of Steeple Morden.

*Entrance Hall * Kitchen/Diner* Lounge * Cloakroom * Two Bedrooms * Two En-suite Shower Rooms * Rear Garden* Two allocated parking spaces * Unfurnished *
*Available Now * Deposit £1,345* Tenants Set Up Fee Will Apply * Energy Rating B*

uPVC front door to:

ENTRANCE HALL:

Tiled floor. Double radiator. Fuse box. Pendent lights. Smoke detector. Built in cupboard housing boiler.

LOUNGE:

15' 12" x 8' 8" (4.87m x 2.65m) uPVC double glazed window to front. uPVC double glazed French doors to rear. Wood effect flooring. Two double radiators. Television point. Telephone point. Smoke detector.

KITCHEN/DINER:

15' 11" x 7' 6" (4.86m x 2.29m) uPVC double glazed window to front. uPVC double glazed French doors to rear. Range of white base and wall units with worktop over. Stainless steel sink with mixer tap. Part-tiled walls. Tiled flooring. Built-in electric oven with hob and extractor hood over. Double radiator. Smoke detector.

CLOAKROOM:

uPVC obscured glazed window to front. White suite comprising low level w.c. Pedestal wash hand basin with mirror over. Tiled flooring. Double radiator

01763 247788

Estate House, Fish Hill, Royston, SG8 9LD

F: 01763 247597 E: lettings@marshallsproperties.co.uk

www.marshallsproperties.co.uk

Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

ON THE FIRST FLOOR

LANDING:

Stairs to first floor with handrail. Carpet. uPVC glazed window to rear. Radiator. Smoke detector.

BEDROOM ONE:

15' 12" x 8' 9" (4.87m x 2.67m) uPVC double glazed windows to both aspects. Double radiators. Carpet. Television points. Loft hatch. Sliding door to:

EN-SUITE SHOWER ROOM:

uPVC obscured window to front. White suite comprising enclosed shower cubicle, low level w.c, pedestal wash hand basin. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan.

BEDROOM TWO:

15' 12" x 8' 1" (4.87m x 2.46m) uPVC double glazed windows to both aspects. Double radiators. Carpet. Television points. Sliding door to:

EN-SUITE SHOWER ROOM:

uPVC obscured window to front. White suite comprising enclosed shower cubicle, low level w.c, pedestal wash hand basin. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan.

OUTSIDE:

Two allocated parking spaces to front. Rear garden mainly laid to lawn with patio area, enclosed by fencing. Shed. Gate to front access.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

AGENTS NOTES:

Subject to a Tenancy Set Up Fee will be applicable.

