



THIS ATTRACTIVE TWO DOUBLE BEDROOM MID TERRACE PROPERTY IS TUCKED AWAY AND BENEFITS FROM A RECENT DECORATIVE UPDATE, TWO RECEPTION ROOMS, A REAR GARDEN, OFF ROAD PARKING AND A CENTRAL VILLAGE LOCATION.

AVAILABLE FROM THE START OF FEBRUARY, UNFURNISHED, PETS CONSIDERED, NO SMOKERS, BOND £915, COUNCIL TAX BAND A, ENERGY RATING - TBC

## LOUNGE 12'5" max x 10'11"



You enter the property through a composite front door into this good size living room, situated at the front of the property with the double glazed windows bathing the room with natural light. The focal point of the room is the Victorian style open fireplace, there is carpet flooring, a wall mounted radiator, ceiling multi bulb lighting and coving to the ceiling. A door leads to the inner lobby.

## INNER LOBBY

Separating the lounge and kitchen diner, this space has carpet flooring, a staircase leading to the first floor and a door leading to the kitchen diner.

## KITCHEN DINER 12'10" x 12'5" max



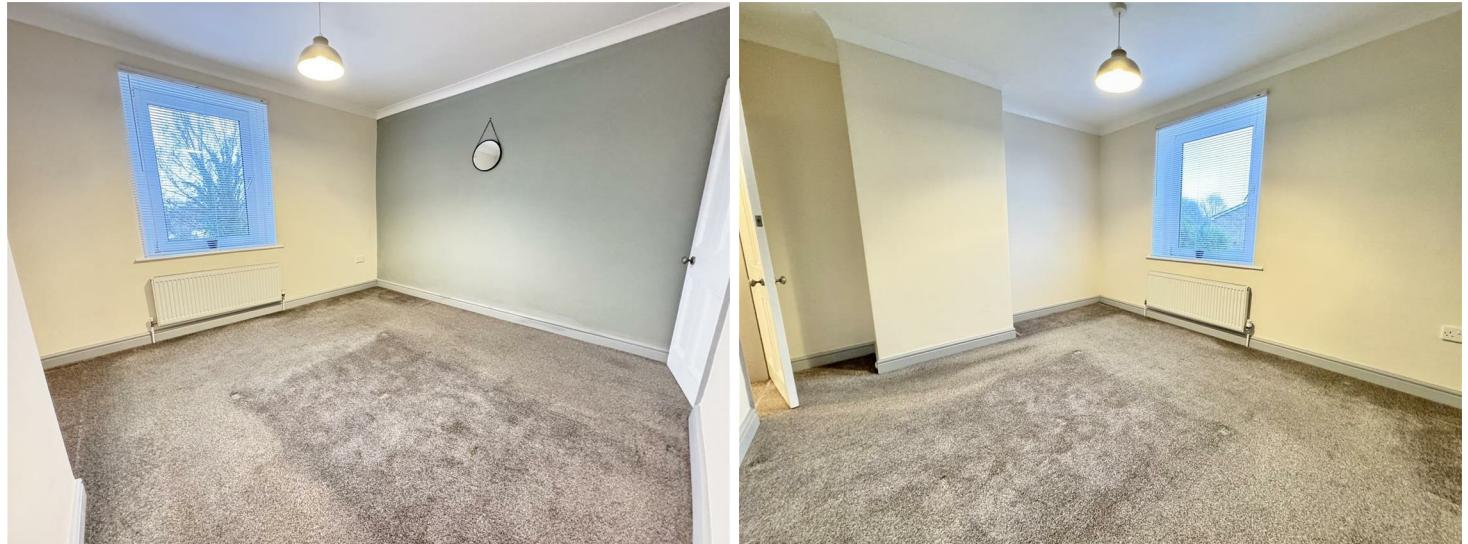
Well proportioned kitchen diner, situated at the rear of the property with the double glazed window giving views of the garden and drawing in natural light. The kitchen consists of a range of neutral wall and base units, complimentary worktops, stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, four ring gas hob and stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is plenty of room for a dining table and chairs, laminate tiled flooring runs underfoot, there is a wall mounted radiator and a pendant ceiling light. A double glazed external door leads to the rear garden.



## LANDING



Stairs ascend from the inner lobby to the first floor landing having carpet flooring, pendant ceiling lighting and a power socket. Internal doors lead to the bathroom and both bedrooms.

**BEDROOM ONE 12'5" max x 11'1" plus cupboard**

Excellent size double bedroom having plenty of space for freestanding bedroom furniture in addition to the walk in wardrobe. The double glazed window to the front brings in natural light, there is carpet floor, a wall mounted radiator, pendant ceiling lighting and coving to the ceiling. An internal door leads to the landing.



**BEDROOM TWO 12'11" x 7'3"**

Well proportioned second double bedroom having plenty of space for freestanding bedroom furniture. The double glazed window to the brings in natural light and gives views of the garden, there is carpet flooring, a wall mounted radiator and pendant ceiling lighting. An internal door leads to the landing.

**BATHROOM 9'10" x 4'9"**

Modern house bathroom having a three piece suite in white consisting of a panel bath with mixer tap, shower attachment and glass shower screen, pedestal wash basin and twin flush low level WC. There is tiling on the walls to splash areas and around the shower, vinyl flooring, a wall mounted radiator and ceiling light. A useful cupboard houses the boiler and ideal for drying and airing and an internal door leads to the landing.

## EXTERNALLY



There is off road parking to the front with a delightful garden area to the rear having patio area, lawn and path leading to the back gate which access a communal area where there is outside storage and where the bins are kept.



### **~ New Lettings Info ~**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

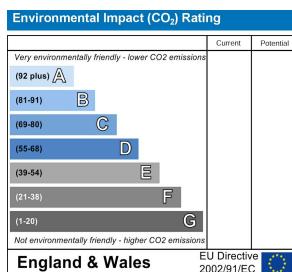
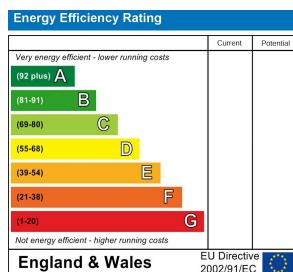
### **~ Paisley Properties ~**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

### **~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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PROPERTIES