



311 Ashby Road, Scunthorpe, DN16 2AB

£850 Per Calendar Month

Cade Estate Agency are pleased to offer to the market this four bedroom semi detached house to Let. The Property offers traditional yet versatile home being conveniently located within a sought after residential area of Ashby, Scunthorpe. The property comprises of entrance hallway, two reception rooms, kitchen, downstairs shower room, ground floor bedroom or third reception. To the first floor three bedrooms and family bathroom. The Property benefits from front and rear gardens, off and off road parking. Offered to the market on an unfurnished basis and is available for occupation now.

No Pets
EPC Rating: E
Council Tax Band: C

Please note the fees applicable for this Property are as follows:
£850.00 - Rent in advance
£196.00- Holding deposit (refundable subject to references)
£980.00- Deposit

Please note that prospective Tenants will be required to provide valid proof of address, identification and any right to rent documentation (visas etc) prior to moving into any of our Properties.

Entrance hall

Lounge 13'5" x 12'9" (4.10m x 3.90m)



Dining room 18'10" x 14'2" (5.75m x 4.34m)



Kitchen 18'3" x 8'11" (5.58m x 2.74m)



Shower room 5'7" x 4'11" (1.72m x 1.51m)



Bedroom four 12'11" x 8'11" (3.94m x 2.74m)



Bedroom one 13'5" x 12'8" (4.10m x 3.87m)



Bedroom two 12'5" x 9'10" (3.81m x 3.01m)



Bedroom three 12'5" x 8'11" (3.81m x 2.74m)



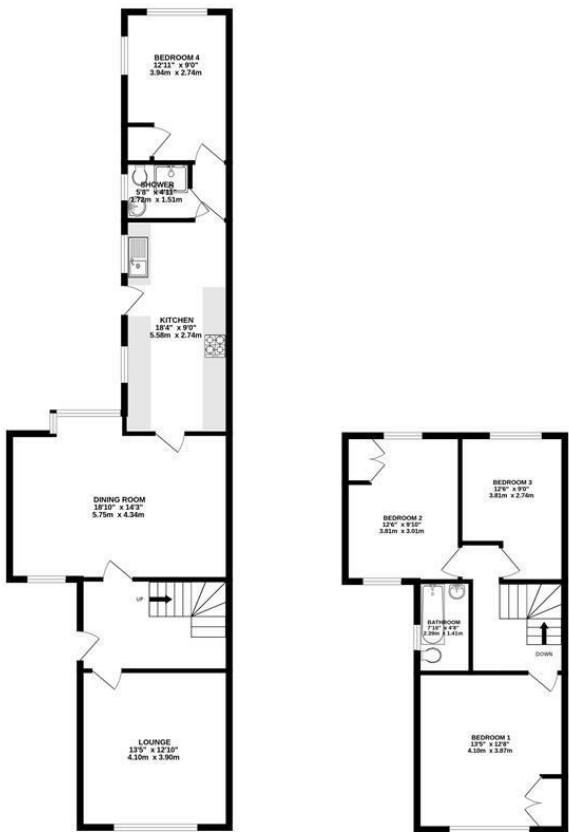
Bathroom 7'6" x 4'8" (2.29m x 1.43m)



Floor Plan

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.

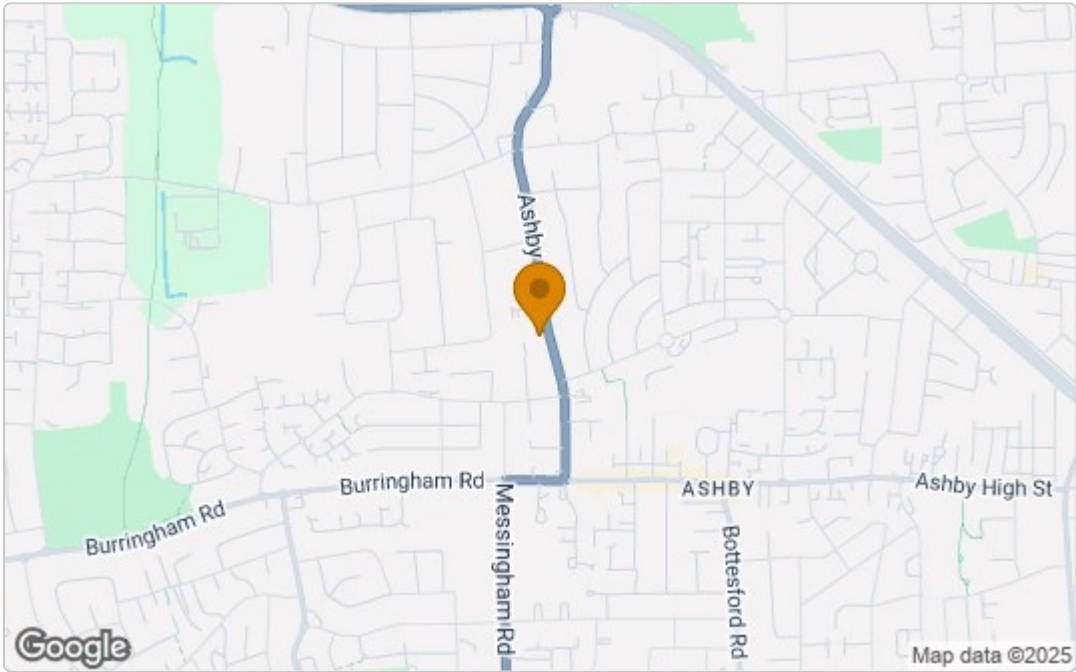
1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



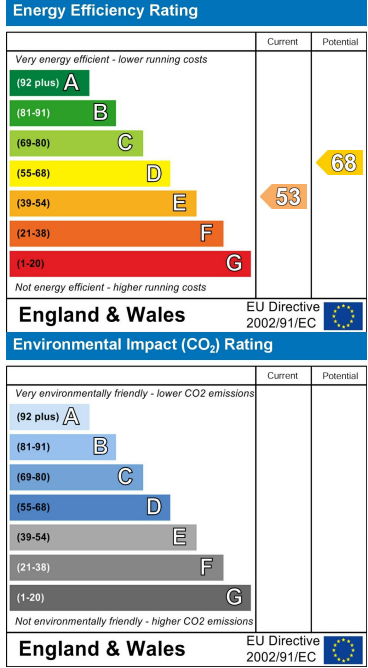
TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.