



Three bed end of terraced property available to rent. Accommodation comprises of entrance hall, living room, dining room, kitchen, downstairs shower room and W.C on the ground floor. On the first floor you will find three good sized bedrooms and a shower room. Outside there is an enclosed rear garden with gated side access. The property is currently being fully refurbished and should be available for occupancy within the next two weeks. It is available on an unfurnished basis with a tenancy agreement of twelve months being offered. Call or email us now to arrange your viewing.

Entrance hall

With double glazed door to front aspect, radiator, smoke detector, telephone point and laminate flooring.

Living room

11'6" x 10'0" (3.51 x 3.05)

With double glazed window to front aspect, radiator, smoke detector and laminate flooring.

Dining room

13'2" x 11'4" (4.01 x 3.45)

With double glazed window to rear aspect, two radiators and laminate flooring.

Kitchen

8'10" x 8'7" (2.69 x 2.62)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob with cookerhood over, washing machine, space for fridge, radiator, laminate flooring, smoke detector, double glazed window and door to side aspect and double glazed door to rear aspect leading to garden.

W.C

Downstairs cloakroom with low level W.C, wash hand basin with tiled splashback, gas fire combination boiler and obscured double glazed window to side aspect.

Shower room

Downstairs shower room with shower cubicle, heated towel rail, tiled flooring, wash hand basin and extractor fan.

First floor

Landing

With stairs rising from entrance hall, loft access and smoke detector.

Bedroom one

13'3" x 11'4" (4.04 x 3.45)

With double glazed window to front aspect, radiator and laminate flooring.

Bedroom two

14'2" x 9'0" (4.32 x 2.74)

With double glazed window to rear aspect, radiator, laminate flooring and smoke detector.

Bedroom three

11'4" x 8'0" (3.45 x 2.44)

With double glazed window to rear aspect, radiator, laminate flooring and smoke detector.

Shower room

Fully tiled with shower cubicle, wash hand basin, low level W.C ad extractor fan.

Outside

To the front of the property there is a small gravelled frontage useful for bin storage. To the rear of the property there is an enclosed rear gravelled garden with gated side access and raised timber decking area. There is on road parking available to the front of the property.

Agent notes

Deposit: £2,307. Council tax band: Band C non smoker only, no pets. There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





NOT TO SCALE - For Guidance Purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(91-91) B			
(89-80) C			
(88-88) D		64	
(87-81) E			
(80-70) F			
(69-60) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

