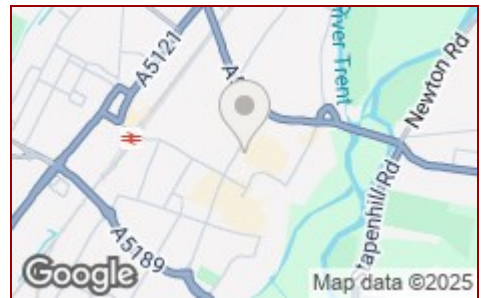


**£850 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Guild Terrace, Burton Upon Trent, DE14 1ES**

**£850 PCM**

- Two bedrooms
- Lounge
- Guest WC
- EPC C
- Available July
- Kitchen / Diner
- Bathroom
- Allocated parking
- Council Tax B



## Entrance

Hallway with stairs to first floor, Guest WC, doors to Kitchen / Diner and to Lounge.

## Lounge 9'8" x 12'2"

Good sized lounge with window to fore.

## Kitchen / Diner 12'3" x 8'1"

With range of storage cupboards, oven with hob and extractor, sink and drainer, space and plumbing for white goods (not included), window to fore.

## First Floor

### Bedroom 1 7'10" x 12'2"

Double bedroom with window to fore.

### Bedroom 2 8'0" x 12'2"

Double bedroom with window to fore.

## Bathroom

With suite comprising of corner walk in shower, wash hand basin and WC.

## Parking

One allocated parking space.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

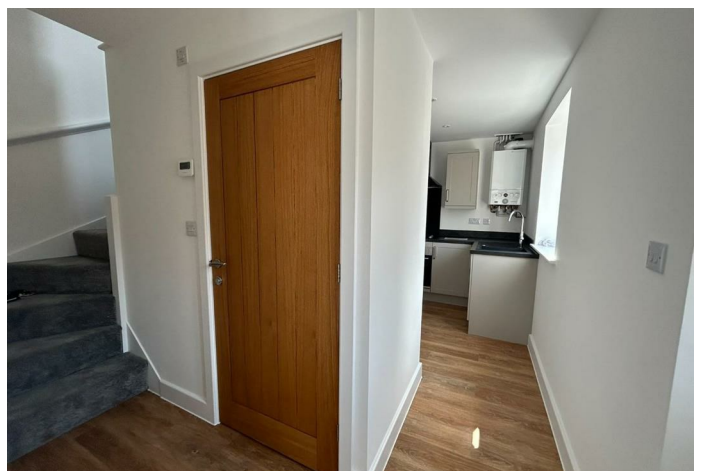
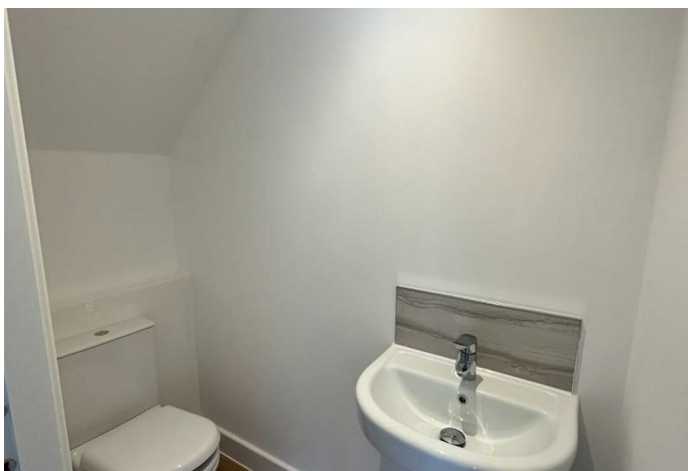
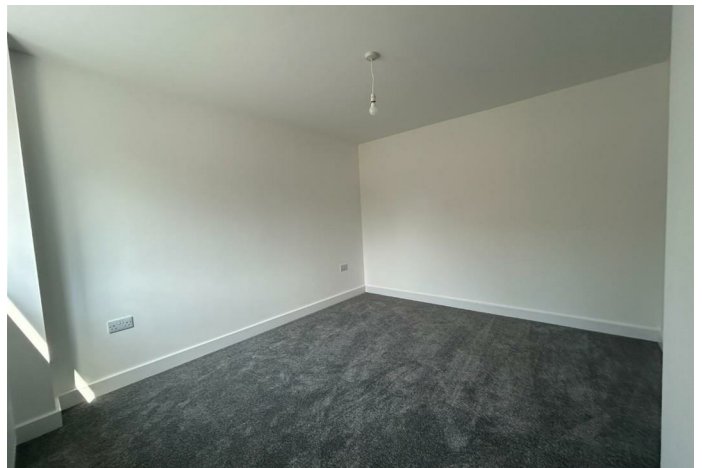
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Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email [lettings@jayman.co.uk](mailto:lettings@jayman.co.uk) and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		