

£1,795 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



Manor Road, Burton-On-Trent, DE13 7HZ

**£1,795 PCM**

- Detached bungalow
- Two reception rooms
- Bathroom
- Spacious rear courtyard behind secure gates.
- Double garage
- Two double bedrooms
- Master bedroom with ensuite
- Breakfast kitchen
- Available now.
- EPC C



**Reception room 17'6" x 19'5"**

Spacious entrance / reception room with window to fore and doors leading to;

**Breakfast Kitchen 14'1" x 9'7"**

With a range of storage cupboards, gas hob, sink and drainer, oven, fridge, space for other appliances and door to Utility.

**Utility Room 7'6" x 8'2"**

With a range of storage cupboards, sink and drainer, space for appliances and door to garage, Guest WC and door to rear courtyard.

**Guest WC**

With wash hand basin and WC.

**Conservatory 9'10" x 11'5"**

With doors to rear garden and offering pleasant view of the rear courtyard.

**Lounge 16'2" x 12'2"**

Spacious lounge/ reception room with windows to fore and gas feature fireplace.

**Master bedroom 14'4" x 16'2"**

Double bedroom with window to rear and door to ensuite.

**Ensuite**

Ensuite shower room with walk in double shower, wash hand basin and WC.

**Bedroom 2 12'3" x 11'4"**

Double bedroom with window to side.

**Bathroom**

With suite comprising bath, separate corner shower cubicle, wash hand basin and WC.

**Double garage**

With twin up and over doors. Garage can be accessed from inside also.

**Outside**

Large rear courtyard area set behind privacy gates providing plenty of parking and with several large storage sheds.

**Are you a landlord with property to rent?**

Let us take the hassle out of finding the right tenants.

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

**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.

