



## Runswick Terrace,

£850

\*\*\*\*\* THREE BEDROOM THROUGH TERRACE WITH ENCLOSED REAR GARDEN \*\*\*\*\*

Ideally located within walking distance of Morrisons, close to local schools, bus routes and motorway links is this three bedroom through terrace property .

Offering accommodation over three floors briefly comprising :Lounge, kitchen, two first floor bedrooms, house bathroom with shower over bath , to the second floor is a good size attic bedroom .

To the outside there is a garden to the front and enclosed yard to the rear.

The property further benefits GCH and DG .

The council tax band is A .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

**SORRY NO PETS or SMOKERS**



## Deposit and Fees

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-95) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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