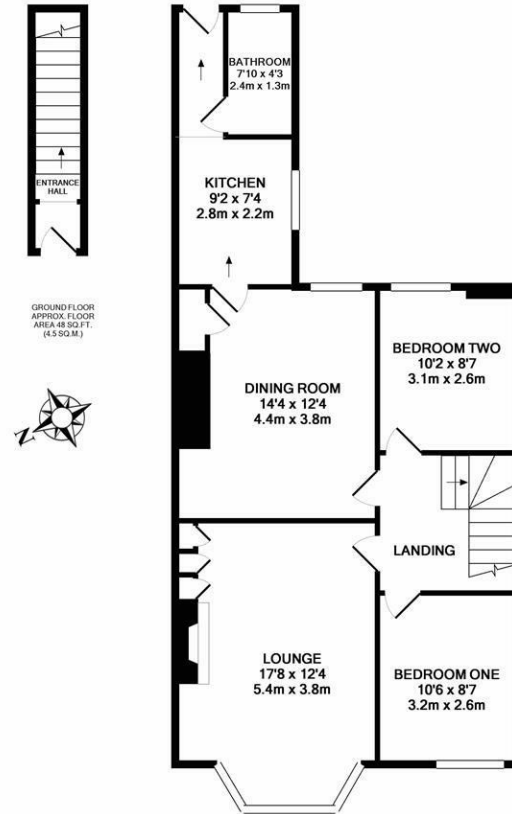****AVAILABLE AUGUST 2024****
FURNISHED A fabulously presented first floor flat, spacious and homely throughout with two bedrooms and two reception rooms. Very tastefully furnished and ideal for a couple or professional sharers alike, this conveniently located property is not to be missed!

The property briefly comprises an entrance hall with stairs to first floor. There are two double bedrooms, one to the front one to the rear, both furnished. There is a gorgeous lounge to the front with a bay window and feature fireplace. Central to the property there is a dining room, leading to a modern fitted kitchen with appliances including a gas hob & electric oven, washing machine, fridge and separate freezer. To the rear there is a plush family bathroom WC. Externally there is private yard to the rear and on street parking to the front. Fully furnished throughout with double glazed windows and gas central heating.

Available 9th August 2024 | £1,100pcm | Furnished | First Floor Flat | 791 Sq ft (73.5 m2) | Lounge | Dining Room | Two Double Bedrooms | Modern Kitchen | Family Bathroom WC | Great Location | Private Rear Yard | On Street Parking | GCH & DG | Council Tax Band: A | EPC Rating: D

ENTRANCE HALL

GROUND FLOOR APPROX. FLOOR AREA 48 SQ.FT. (4.5 SQ.M.)

BATHROOM
7'10 x 4'3
2.4m x 1.3m

KITCHEN
9'2 x 7'4
2.8m x 2.2m

DINING ROOM
14'4 x 12'4
4.4m x 3.8m

BEDROOM TWO
10'2 x 8'7
3.1m x 2.6m

LANDING

LOUNGE
17'8 x 12'4
5.4m x 3.8m

BEDROOM ONE
10'6 x 8'7
3.2m x 2.6m

1ST FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£1,100 PCM

OFT Approved code

NAEA National Association of Estate Agents

The Property Ombudsman SALES