



102, Thornhill Rise, BN41 2YL

Spencer
& Leigh

102, Thornhill Rise,
, BN41 2YL

£1,650 PCM -

- Two bedroom semi detached bungalow
- Spacious lounge overlooking the rear garden
- Modern fitted kitchen with plenty of storage
- White bathroom suite & separate WC
- Well presented neutral interior
- Gas fired central heating & double glazed windows
- Beautiful landscaped rear garden
- Pleasant views and neighbouring farmland
- Available immediately, unfurnished
- Viewing highly recommended

This well presented two bedroom semi detached bungalow boasts a beautiful location, neighbouring local farmland. The well proportioned rooms feature a pleasant lounge with a patio door proving access to the rear garden, a good size kitchen with plenty of storage space, two double bedrooms, a family bathroom featuring a white suite and conveniently, a separate WC. There is a secluded rear garden which is arranged over two tiers, providing a quiet spot to relax or entertain family and friends. Off road parking is available to the front of the bungalow. The interior has a neutral colour scheme creating a bright and airy living space which benefits from gas fired central heating and double glazed windows. The bungalow is available immediately, on an unfurnished, long term tenancy if desired. Viewing is highly recommended as popular schools and local shops are located within walking distance. COUNCIL TAX - BAND C.



Entrance Hall

Living Room
12'5" x 11'10"

Kitchen
11'4" x 9'3"

Bedroom 1
12'3" x 10'8"

Bedroom 2
10'9" x 8'7"

Bathroom

WC

Garden



Council:- BHCC
Council Tax Band:- C

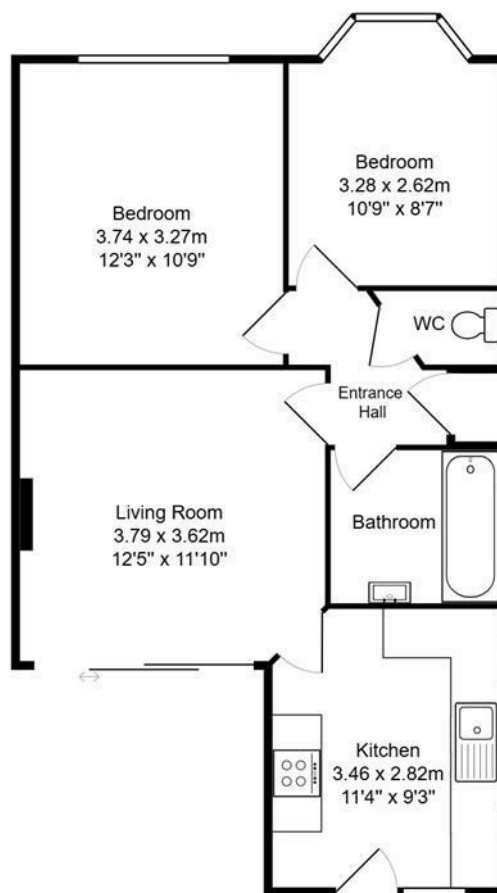
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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Total Area: 53.0 m² ... 570 ft²

All measurements are approximate and for display purposes only.