

TO LET



High Street, Lazenby

3 Bedrooms, 1 Bathroom, Mid Terraced House

£550 pcm



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Date available: 30th September 2022

Deposit: £550

Unfurnished

Council Tax band: A

- 3 Bedrooms
- 3 Storey
- Town House
- Allocated Parking
- Enclosed Rear Patio
- Gas Central Heating
- Double Glazing

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, central heating radiator, carpet flooring and stairs leading to the first floor.

LOUNGE 13' 10" x 8' 9" (4.23m x 2.69m to 3.51m max) To front aspect. Ceiling cornice, carpet flooring, central heating radiator and uPVC window.

KITCHEN 11' 6" x 7' 10" (3.51m x 2.41m) To rear aspect. Range of wall, base and drawer units with cream fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate work surfaces, gas hob, electric oven, extractor hood, wall mounted Potterton gas central heating boiler, laminate flooring, central heating radiator, uPVC window and uPVC door.

FIRST FLOOR

LANDING With uPVC window, central heating radiator, carpet flooring and stairs to second floor.





BEDROOM 1 10' 9" x 7' 8" (3.28m x 2.36m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM Clad walls. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, glazed side screen, clad ceiling, extractor, vinyl flooring and heated towel rail.

BEDROOM 2 7' 8" x 6' 1" (2.35m x 1.87m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

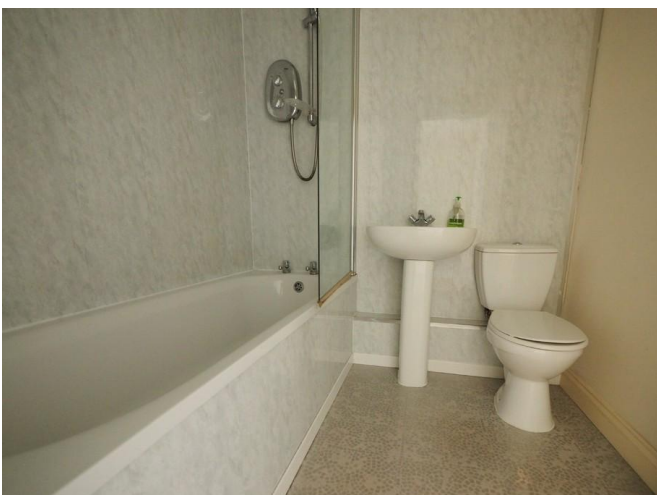
SECOND FLOOR

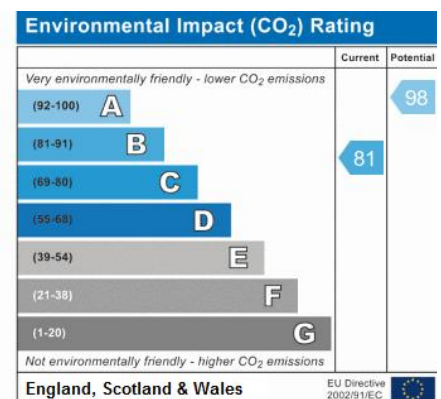
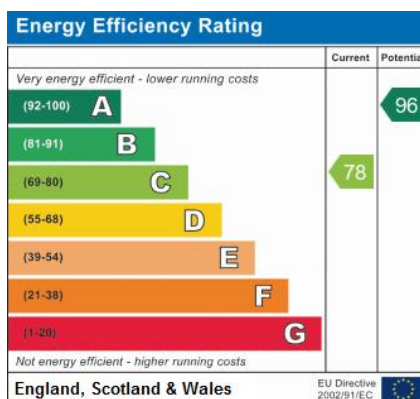
MASTER BEDROOM 19' 2" x 8' 7" (5.85m x 2.63m to 3.49m max) To rear aspect. Fitted eaves storage, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

GARDENS To the front of the property there is a low maintenance tarmac area which is enclosed with wrought iron railings and gate. To the rear of the property there is an enclosed patio area with wrought iron railings and gate to car park.

PARKING To the rear of the property there is an allocated parking bay.







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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.