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BIRCH AVENUE, DOVERCOURT



FOR RENT £750 pcm DEPOSIT £865

*** 2 BEDROOM END-TERRACE HOUSE ***

*** 27' LOUNGE/DINING ROOM ***

*** KITCHEN * DOUBLE GLAZING ***

*** GAS C/H * BATHROOM ***

*** 50' REAR GARDEN * AVAILABLE NOW ***

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Double glazed entrance door to: -

Entrance Lobby With double glazed entrance door to: -

**Lounge/
Dining Room** **27'4 (25' min) x 11'3 (10'8 min)**. Double glazed windows to front & rear, 2 radiators, electric fireplace, stairs to first floor, meters cupboard, part glazed door to: -

Kitchen **15'5 x 6'**. Fitted eye level cupboards with work surfaces, drawers & cupboards under, stainless steel single drainer sink unit with mixer taps & cupboards under, tiled splash backs, stainless steel oven, hob & hood, plumbing for washing machine, gas boiler, double glazed windows to side & rear, double glazed door to rear garden. There is a washing machine that can remain on a non-maintained basis or be removed.

Landing With loft hatch, borrowed lighting, doors to all rooms.

Bedroom 1 **13'2 (11' min) x 8'5**. Double glazed window to front, radiator, built in wardrobe.

Bedroom 2 **11'9 (9'7) x 8'5**. Double glazed window to rear, radiator.

Bathroom Fully tiled white suite comprising close-coupled WC, pedestal hand wash basin, panelled bath with shower mixer taps above, radiator, built in storage cupboard, double glazed opaque window to rear.

Outside Small front garden with brick walling. 50' lawn rear garden with workshop, enclosed by fencing with gate to shared passageway to the side of the house.

Council Tax Band B: £1,492.88 pa (April 2022 – March 2023).

