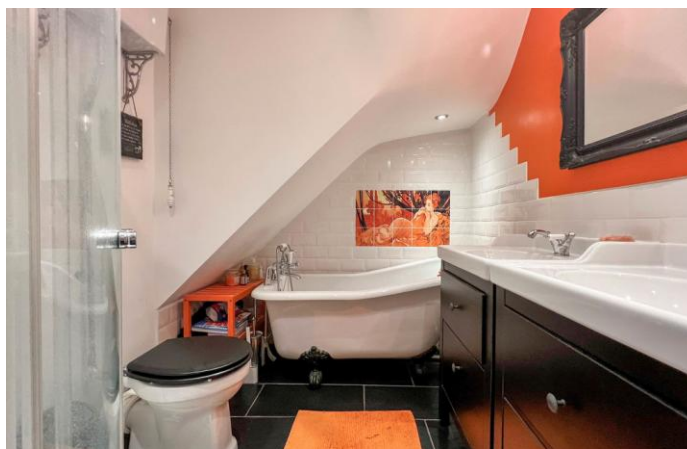





Steven Oates are pleased to offer for rent this beautifully presented three bedroom mid-terraced house on Folly Island. It has been recently refurbished and has new double glazing throughout. The property offers good sized accommodation to include a living room with hardwood floor, downstairs four piece bathroom suite with underfloor heating, modern kitchen/diner with granite work surfaces, integrated appliances, wine fridge, American style fridge/freezer, Quooker boiling water tap and USB sockets. The first floor consists of master bedroom with USB sockets and venetian blinds and a single bedroom with venetian blinds, ideal for an office or nursery. The second double bedroom is on the top floor with USB sockets, Dorma windows with black-out blinds and eaves storage. From the kitchen/diner are bi-fold doors with access to the rear garden with outside sockets, outside light and outside tap. The garden has a new large shed with power and light. Permit on street parking available. Unfurnished and available beginning of July.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.