

George Street

, HP4 2EQ



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£1,400 PCM

- Available NOW
- Two Double Bedrooms
 - Terraced House
 - On Road Parking
- Within Easy Reach Of The Canal, High Street & Mainline Station
 - Situated In The Conservation Area
- Shared Rear Garden Plus Additional Storage
 - Popular Location
 - EPC Rating C
 - Council Tax Band C





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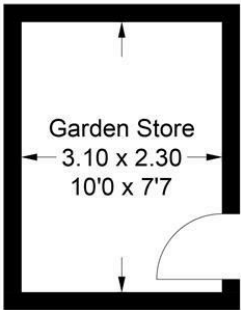
The front door of the property opens into the characterful sitting room which has a feature brick fireplace with wood-burning stove as its focal point, plantation shutters to the windows, wood flooring, and useful built-in shelving and cupboards. The well-appointed kitchen includes an integrated oven, gas hob and space for a dishwasher with ample storage and space for a breakfast table. The rear lobby gives access to the family bathroom and there is a door to the garden. On the first floor, the main bedroom is situated at the front of the property with a large sash window and an attractive feature fireplace. The second bedroom features built-in storage and overlooks the garden. Outside, to the rear, is an open-plan garden with shared area of lawn, and brick built outside store with patio in front. The canal towpath can be accessed just across the road, providing scenic walks and an excellent alternative route to the mainline station.



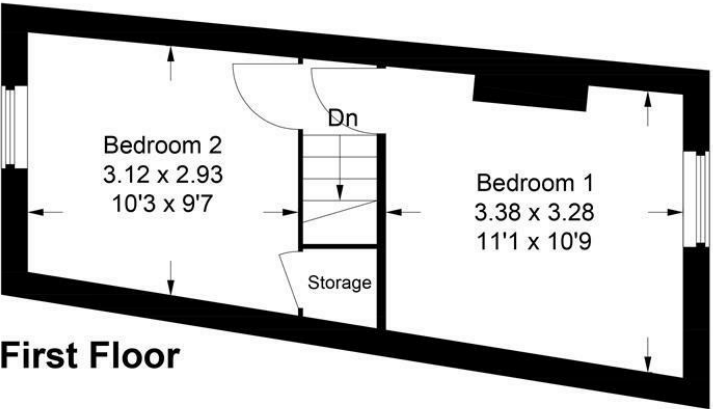
Approximate Gross Internal Area
Ground Floor = 29.1 sq m / 313 sq ft
First Floor = 22.5 sq m / 242 sq f
Garden Store = 7.1 sq m / 76 sq f
Total = 58.7 sq m / 631 sq f



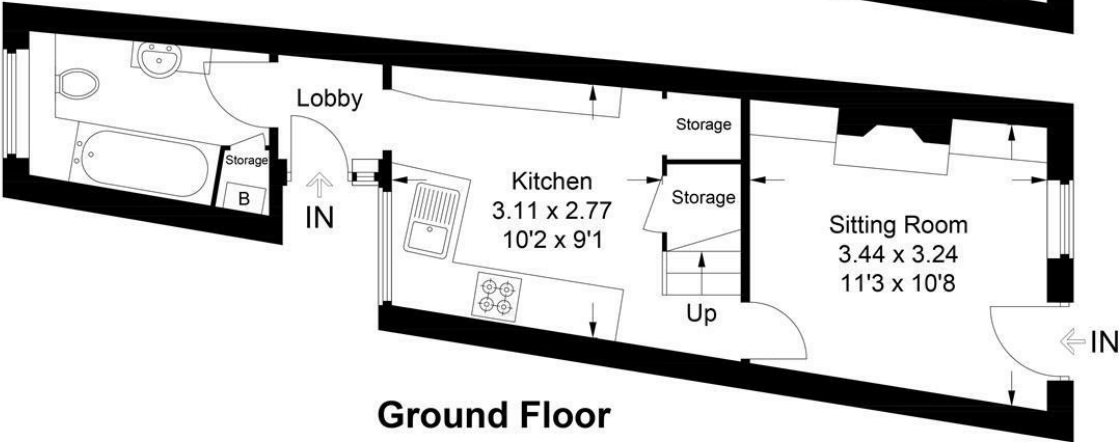
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(Not Shown In Actual Location / Orientation)

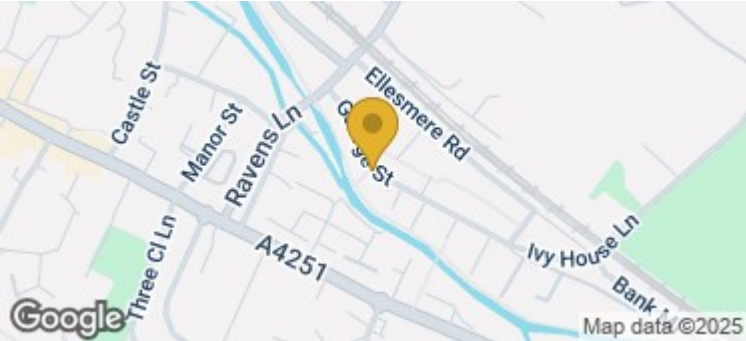


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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