



4 Carlton Court

Castor PE5 7DB

£1,245 Per month



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Located within the highly desirable location of Castor, is this brilliant two bedroom semi detached bungalow in Carlton Court. In brief, the accommodation comprises, entrance hallway with two built in storage cupboards and doors to all rooms, re-carpeted lounge/diner and access to conservatory. Re-fitted shower room with double walk in shower tray, re-fitted kitchen area with eye level cooker, induction hob and plumbing for washing machine. Both bedrooms have been re-carpeted and there is built in storage to the main bedroom and double glazed window to the rear garden and field behind. Outside; the garden is mainly laid to lawn with patio area and side access back around to the front of the bungalow which itself provides a low level wrap around bush and continues towards the garage. Properties in Castor are not available everyday and a viewing is highly recommended on this lovely bungalow.





Entrance Hallway

Lounge/Diner - 3.75m x 4.17m (12'3" x 13'8")

Re-Fitted Kitchen - 3.51m x 2.26m (11'6" x 7'4")

Re-Fitted Shower Room

Bedroom One - 3.75m x 3.02m (12'3" x 9'10")

Bedroom Two - 2.77m x 2.01m (9'1" x 6'7")

Conservatory - 1.75m x 3.07m (5'8" x 10'0")

Outside

Garden

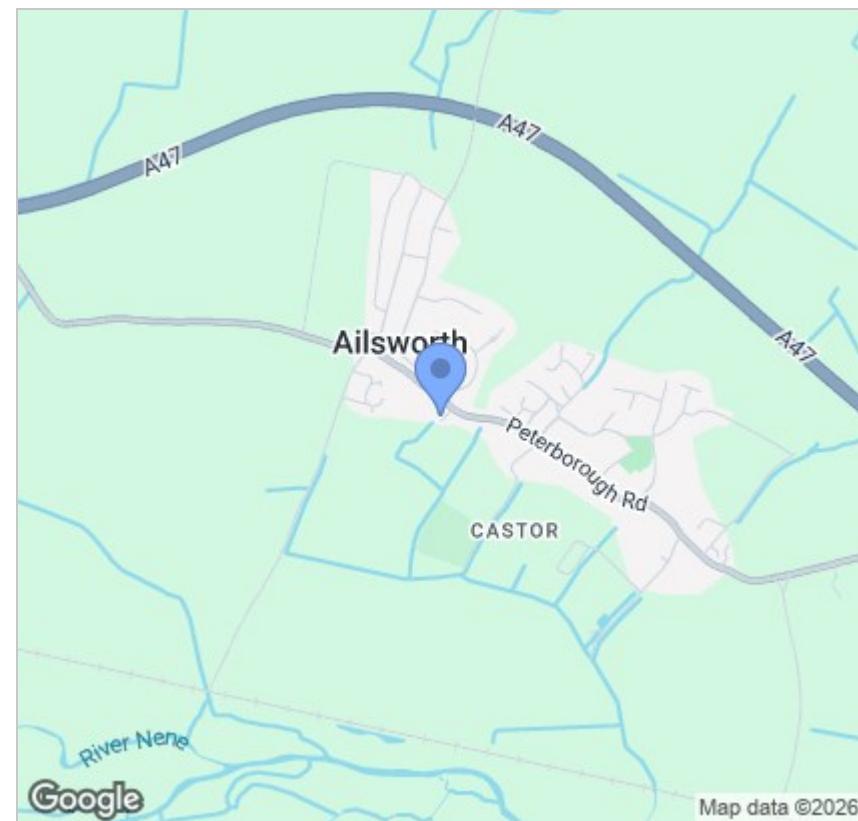
Garage



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			84
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Lettings Office on 01733 973673  
if you wish to arrange a viewing appointment for this property or require further information.

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