

R&B Estate Agents

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30 Newsham Road, Lancaster, Lancashire, LA1 4DG

£875 PCM

- Bay Fronted Mid Terrace Property
- Spacious Lounge/Diner & Fitted Kitchen
- Double Glazing & Gas Central Heating
- Located in Popular Area of Bowerham
- Two Double Bedrooms
- Three Piece Family Bathroom
- Enclosed Rear Yard
- Within Walking Distance of City Centre



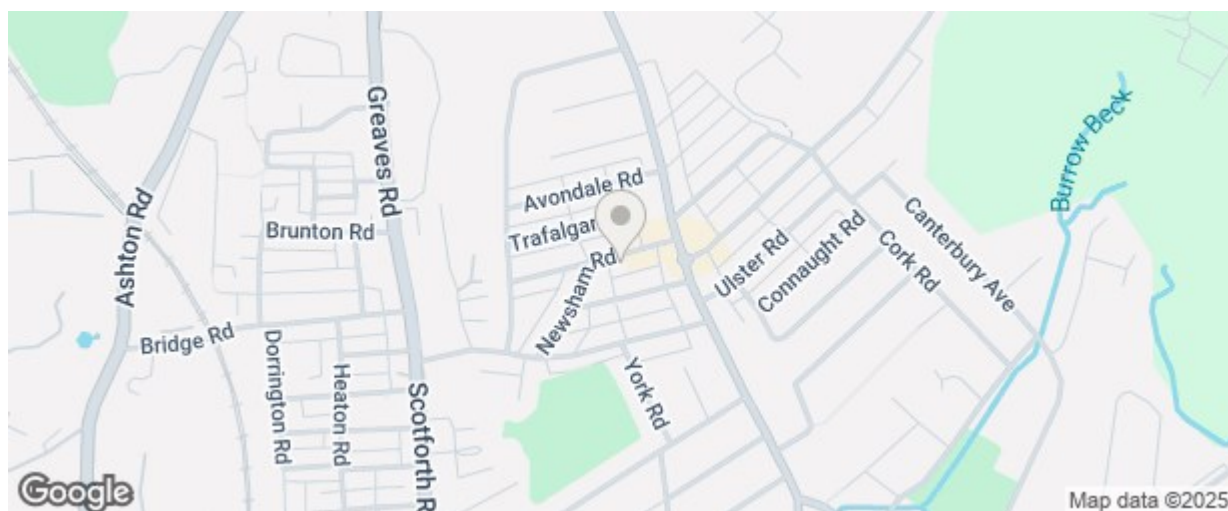
A fantastic, two bedroom stone built terrace house in the sought after area of Bowerham, South Lancaster.

To the ground floor, the accommodation offers a generously proportioned through lounge diner with a feature fireplace to the lounge area and modern fitted kitchen with integrated double oven, hob and extractor hood plus space for white goods.

Rooms to the first floor include two good size bedrooms and a newly fitted, stylish bathroom comprising fitted bath with wall mounted shower, low flush WC and wash hand basin, partially tiled to complement with the additional benefit of a fitted storage cupboard.

Externally, to the front elevation there is a low maintenance gravelled front garden area and to the rear there is an enclosed rear yard with gated access to the rear service lane.

Situated in Bowerham close to all local amenities including shops, schools and universities, Lancaster Royal Infirmary and regular bus routes, meaning the property is in an ideal location. The city centre is also within walking distance.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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