

SCARGILL
MANN & CO

EST. 1995



136 Princess Street

, Burton-On-Trent, DE14 2NT

£875 PCM



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GENERAL INFORMATION

THE PROPERTY

The current owners have upgraded the property to include a new boiler, newly fitted kitchen and bathroom, and some new plastering. The modern accommodation offers two reception rooms, a modern kitchen and a utility to the ground floor.

On the first floor are two neutrally decorated double bedrooms and a third room offering space for an office. The recently upgraded family bathroom is also located on the first floor.

The outside entry to the rear garden is across the shared alleyway for the neighbouring property.

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LOCATION

Princess Street is conveniently located close to all local amenities, including supermarkets, eateries, doctors, and primary schools.

ACCOMMODATION

Entrance door opening through to:

FRONT RECEPTION ROOM

10'8" x 10'5" (3.26 x 3.20)

With central heating radiator, brand new carpet, freshly decorated.

RECEPTION ROOM

11'6" x 8'8" (3.53 x 2.66)

With central heating radiator, brand new carpet, freshly decorated.

KITCHEN

12'3" x 6'10" (3.75 x 2.09)

Brand new Fitted Kitchen with wall and base units

UTILITY

8'4" x 6'5" (2.56 x 1.97)

Accessed via the kitchen with space and plumbing for a washing machine.

First floor;

BEDROOM ONE

12'0" x 10'5" (3.68 x 3.18)

Spacious double with UPVC double glazing, brand new carpet, freshly decorated and built in storage cupboard.

BEDROOM TWO

11'7" x 8'10" (3.55 x 2.70)

Double bedroom with UPVC double-glazing, brand-new carpet, freshly decorated and built in storage cupboard.

OFFICE

12'8" x 3'8" (3.88 x 1.13)

Third room which would suit an office or offer a space as a walk in wardrobe.

BATHROOM

10'0" x 6'3" (3.06 x 1.93)

Family bathroom with three-piece white suite comprising, panelled bath, low level w.c, pedestal hand basin. UPVC double glazed window.

OUTDOOR AREA

Low maintenance garden, on road parking.

Tel: 01332 206620

SPECIFIC REQUIREMENTS

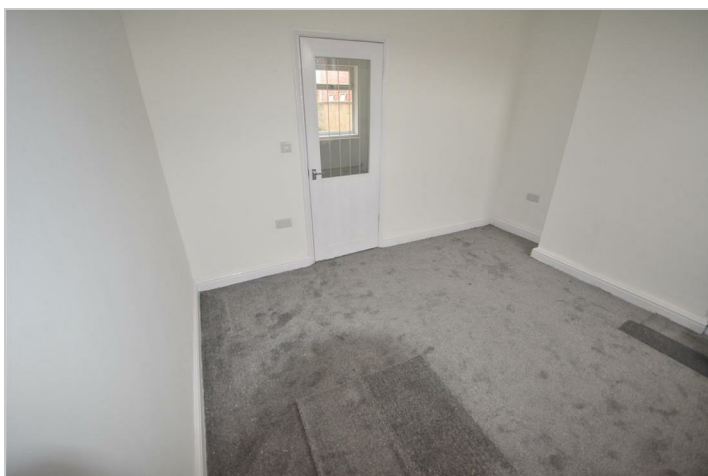
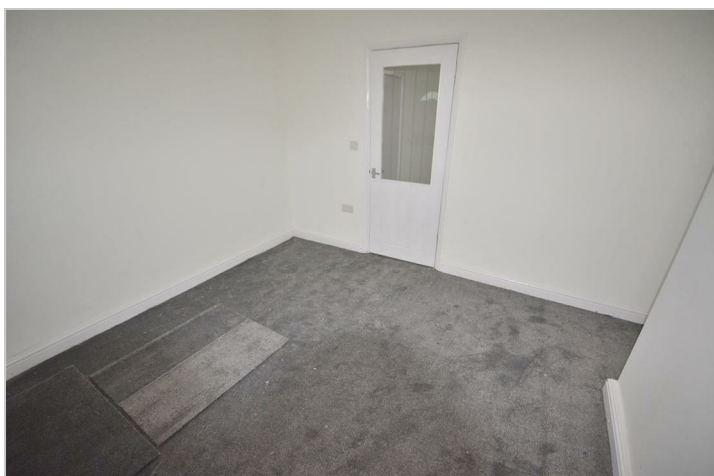
The property is let unfurnished. No Smokers.
AVAILABLE NOW

HOLDING DEPOSIT

One weeks holding deposit is taken upon accepted application, this forms part of your 5 week deposit.

DEPOSIT

5 Weeks of rental amount



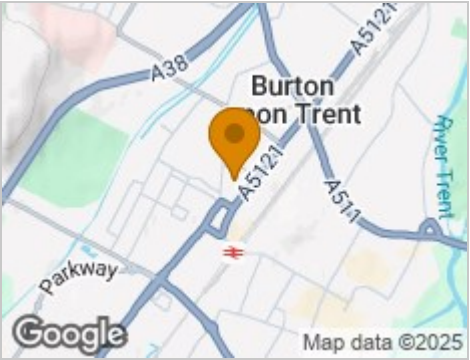
Road Map



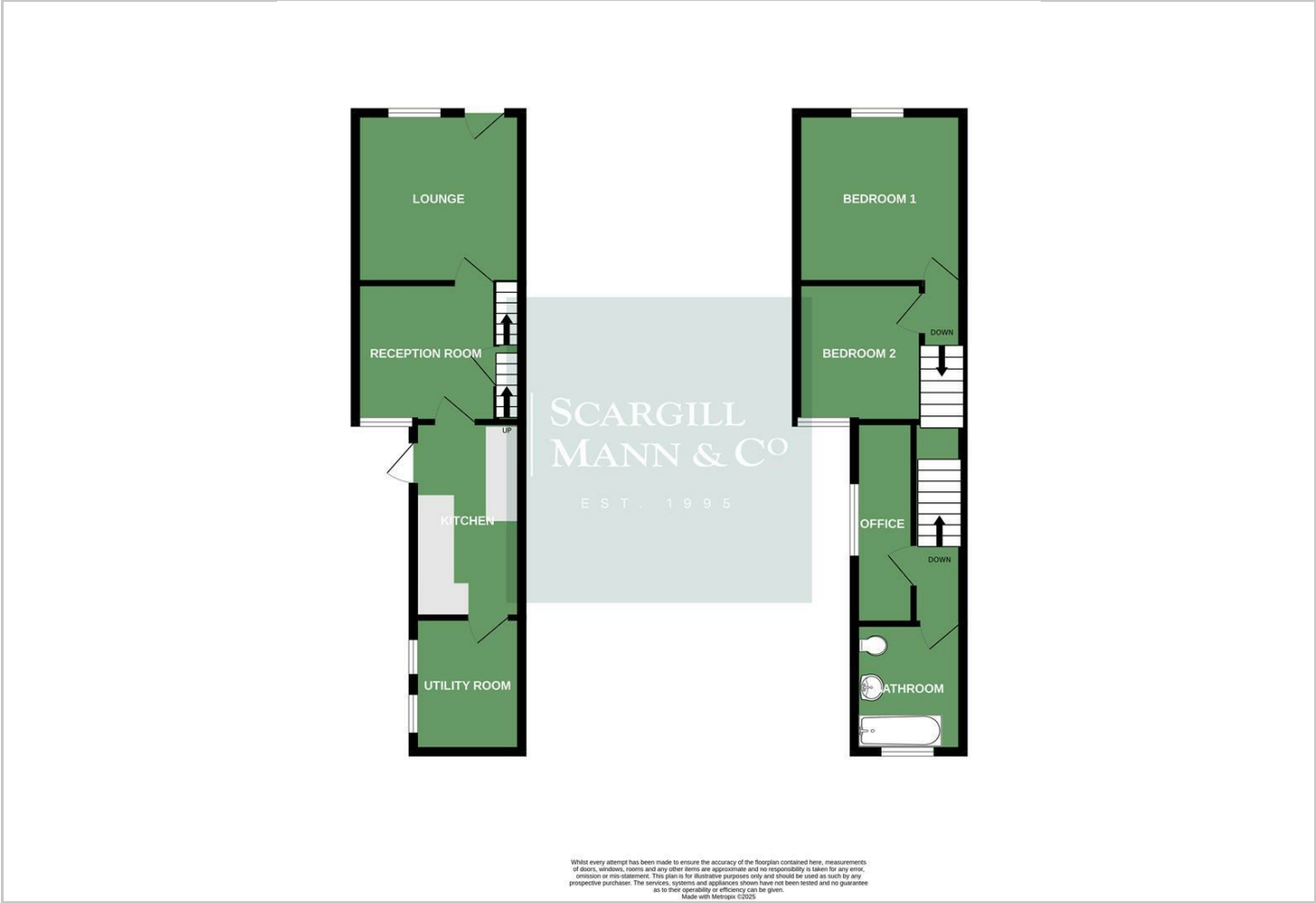
Hybrid Map



Terrain Map



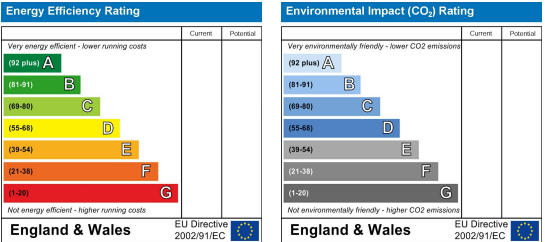
Floor Plan



Viewing

Please contact our Scargill Mann & Co Residential Lettings Office on 01332 206620 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.