





This charming 2-bedroom mid-terrace house is available to let, offering a spacious open-plan lounge and dining area, kitchen, and a bright conservatory on the ground floor and moving up to the 1st floor both bedrooms are double-sized, offering ample space for comfort, leaving a good sized bathroom fully equipped. The property also features an enclosed rear garden, perfect for outdoor relaxation, along with convenient parking. Ideal for those seeking a comfortable and modern living space.

If the Landlord is willing to accept pets, then the monthly rent will be an additional £50pcm. Available immediately. Victoria Estates politely ask you to contact the office before viewing internally or externally.

Council Tax band: B

Tenure: Freehold

- Mid Terrace House
- Open Plan Lounge Dining
- Conservatory
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Close To Amenities
- Available Now





### Entrance Hall

Front door into porch with door leading to lounge.

### Lounge Dining

11' 9" x 19' 9" (3.59m x 6.01m)

Window to front, understairs storage cupboard, open plan into dining. Stairs to 1st floor and door into kitchen.

Laminate flooring.

### Conservatory

9' 6" x 7' 5" (2.89m x 2.27m)

French doors into garden. Laminate flooring.

### Kitchen

11' 11" x 7' 11" (3.62m x 2.41m)

A range of eye and low level units incorporating a stainless steel sink and drainer unit. plumbed in for washing machine and freestanding hob/oven. Breakfast bar and door into conservatory.

### Landing

Doors to both bedrooms and bathroom.

### Bedroom One

12' 0" x 9' 7" (3.65m x 2.92m)

Window to front.

### Bedroom Two

9' 11" x 11' 1" (3.02m x 3.39m)

Window to rear and built in storage cupboard, wardrobes and draws.

### Bathroom

6' 10" x 6' 0" (2.09m x 1.84m)

Three piece suite comprising panelled bath with shower over and screen, pedestal wash hand basin and low level WC. Fully tiled and loft access.





### **FRONT GARDEN**

Front lawn and path to front.

### **GARDEN**

Enclosed rear garden with lawn, path and planted borders. Gate to rear to rear parking.

### **OFF STREET**

1 Parking Space

Rear parking, off road allocated.







We warrant that the floor plan is a true and accurate representation of the property as it is at the time of the survey. We do not warrant that the floor plan is a true and accurate representation of the property as it will be at the time of completion. The floor plan is provided for information only and should not be relied upon for any purpose other than that for which it is provided. The floor plan is provided as a guide only and should not be relied upon for any purpose other than that for which it is provided. The floor plan is provided as a guide only and should not be relied upon for any purpose other than that for which it is provided.





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