



## Rent-

## A good sized 3 bed, 3 bath terraced house on Newington Road AVAILABLE NOW!

## —from Spences.

- AVAILABLE NOW!!
- · 3 Good Sized Bedrooms
- 3 En-Suites
- Part Furnished
- Rear Garden
- · Appliances Included
- Council Tax Band B
- EPC Rating C
- Holding Deposit £390
- Security Deposit £1,960







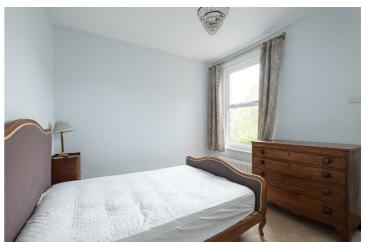




£1,700

**PCM** 









## Floorplan

BASEMENT 296 sq.ft. (27.5 sq.m.) approx.

GROUND FLOOR 437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR 446 sq.ft. (41,4 sq.m.) approx.

2ND FLOOR 305 sq.h. (28.3 sq.m.) approx.









TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.

I DIAL PLUM RATE. A Plus Sight Law or wegars yet yet.

Whisi evey altering has been made to enter the accuracy of the opposite contained here, measurements of doors, windows, rooms and any other items are approximate and to responsibly is taken for any error, windows, rooms and any other items are approximate and to responsibly is taken for any error, prospective purchaser. The services, systems and applicance shows have not been tested and no guarantee as to their operability or efficiency can be given.

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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