



# AUSTIN PROPERTY

## MANAGEMENT SERVICES LTD



## 16 Victoria Street

, Melbourne, DE73 8FQ

£1,100



A newly decorated, spacious 2 double bed roomed semi-detached house with gas central heating, upvc double glazing and PARKING. The Acc. comprises: entrance hall, large lounge, dining room, kitchen, 2 double bedrooms and bathroom with shower. To the rear is a large enclosed rear garden.



The Accommodation comprises:

Upvc part glazed front entrance door to -

**Entrance hall**

with single central heating radiator, smoke alarm and new beige fitted carpet.

**Lounge**

24'1" x 12'0" max (7.34m x 3.66m max)

with upvc double glazed window to front with curtain pole and venetian blind over. Two single central heating radiators, telephone point, television aerial and new beige fitted carpet.

**Dining room**

14'4" x 9'8" (4.37m x 2.95m)

with upvc double glazed window to side and upvc double glazed french doors to rear. Double central heating radiator, television aerial and new beige fitted carpet.

**Kitchen**

11'8" x 8'5" (3.56m x 2.57m)

with range of cream base and wall units, mottled rolled edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Integrated single electric oven with gas hob over. Upvc double glazed windows to rear and side, single central heating radiator, extractor fan, laminate effect vinolay flooring and wooden door to side. Pantry cupboard off.

**Stairs & landing**

with smoke alarm and new beige fitted carpet.

**Bedroom 1**

12'0" x 11'9" (3.66m x 3.58m)

with upvc double glazed window to front, single central heating radiator and new beige fitted carpet. Walk-in wardrobe off.

**Bedroom 2**

11'9" x 10'0" (3.58m x 3.05m)

with upvc double glazed window to rear, single central heating radiator and new beige fitted carpet. Cupboard housing gas fired combination boiler.

**Bathroom**

with 3 piece white suite consisting of a vanity washbasin, low level w.c, panelled bath with panelled surround and electric shower over. Upvc double glazed obscured window to rear, bathroom cabinet, single central heating radiator and laminate effect vinolay flooring.

**Outside**

To the front of the property there is driveway parking for one car. To the rear is a generous, enclosed garden with outside wc.

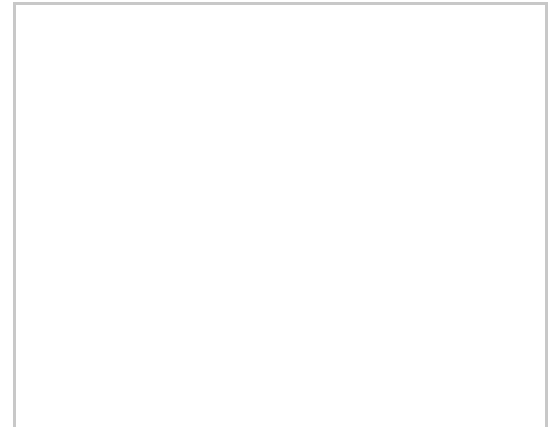
**Additional information**

HOLDING DEPOSIT £250.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

**Area Map**

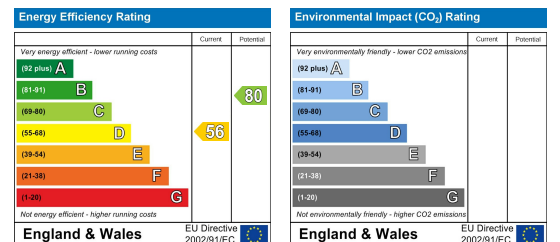


**Floor Plans**



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**Energy Efficiency Graph**



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