

### Ground Floor



A modern detached barn conversion comprises, two bedrooms, open plan lounge/kitchen area with integrated appliances and a bathroom. The property also benefits from off road parking and is available to let immediately. DEPOSIT £900.

with storage under, and a WC, tiled splashbacks, heated towel rail, extractor fan, window to side.

Ground Floor  
Front entrance door to:

Outside  
The property includes an outside power socket and cold water tap. The property also benefits from allocated off road parking and visitor parking spaces.

Lounge/Kitchen Area  
5.24m (17'2") max x 4.07m (13'4")  
Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated dishwasher, integrated washing machine, fridge/freezer, built-in electric oven with grill, built-in four ring gas hob with extractor hood over, two windows to side, radiator, ceiling spotlights, concealed wall mounted boiler.

Agents Note  
Please note that the property has no phone line connection available.

FURTHER INFORMATION:  
Minimum Length of Tenancy – 6 Months  
Minimum  
EPC – C  
Council Tax Band - C  
Salary Required £ 27000

Bedroom 1  
3.15m (10'4") x 2.79m (9'2")  
Window to rear, radiator.

Bedroom 2  
3.24m (10'7") x 2.13m (7')  
Window to side, radiator.

Bathroom  
Fitted with a three piece suite comprising, a short panelled bath with shower over, a vanity wash hand basin

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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WARBOYS, PE28 2SE



PROPERTY SUMMARY

\*\*\*AVAILABLE IMMEDIATELY\*\*\*

Modern detached barn conversion comprises, two bedrooms, open plan lounge/kitchen area with integrated appliances and a bathroom. The property also benefits from off road parking. DEPOSIT £1000.

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1

