



GROUND FLOOR

ENTRANCE HALL
PVCu double glazed window to side, dado rail, door to:

LOUNGE
4.18m (13'8") x 3.88m (12'9") PVCu Double glazed window to front, dado rail, spiral staircase to first floor, open plan to:

DINING ROOM
3.31m (10'10") x 2.29m (7'6") Radiator, dado rail, PVCu double glazed patio door, open plan to kitchen, door to storage cupboard.

KITCHEN
3.22m (10'7") x 1.81m (5'11") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in oven, hob with extractor hood over, PVCu double glazed window to rear.
Edit | Delete

FIRST FLOOR

BEDROOM 1
4.18m (13'8") x 2.40m (7'10") PVCu double glazed window to front, radiator, door to built in cupboard with PVCu double glazed window to side.

BEDROOM 2

2.67m (8'9") x 1.97m (6'5") PVCu double glazed window to rear, radiator.

BEDROOM 3 2.69m (8'10") PVCu double glazed window to rear, radiator,

BATHROOM
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level wc, ceramic tiling, radiator.

OUTSIDE
Small garden to front planted with mature shrubs. Brick built storage cupboard. Enclosed rear garden which is laid to lawn with patio area. Personal door to garage.

FURTHER INFO
Length Of Tenancy: Minimum of 6 months
Council Tax Band: B
EPC Rating: C
Minimum household income required to pass referencing: £33,000

Agent Note
Please note that the images shown were taken before the current tenant moved in. New photos are scheduled to be taken shortly.

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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PROPERTY SUMMARY

A super home in a popular location. Accommodation comprises 3 bedrooms, lounge, dining area, kitchen and bathroom. Recently installed gas radiator heating and double glazing. Garden and garage. EPC - C. Available Immediately Deposit £1,200.

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