



# Inglebys

Estate Agents



## 3 Windsor Terrace

Loftus, TS13 4LJ

**£600 Per Calendar Month**



An extremely well presented 2-bedroom mid-terraced property with small front garden & rear garden laid with low maintenance gravel and enclosed parking bay. Recently decorated throughout and benefiting from gas central heating and double glazed doors and windows, as well as a separate outside utility store.



Close to local bus routes, children's play park as well as a short walk to the market place for local convenience stores.

Council Tax Band: A.

EPC: D

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Lounge 12'7" x 11'8" (3.86 x 3.56)

Carpet to the floor with picture rail, large bay window providing ample natural light, single radiator.

### Dining Room 15'1" x 12'11" (4.62 x 3.95)

Carpet with picture rail, open staircase and some under-stairs storage, window to the rear aspect, double radiator and doorway providing access to the kitchen.

### Kitchen 16'6" x 5'4" (5.04 x 1.64)

A galley kitchen with grey tiles laid to the floor, a range of wall and base units finished with wooden effect doors and drawer fronts, black marble effect worktops and tiled splash-backs, stainless steel sink/drain, slot in electric oven / hob with pull out hood, single radiator and double glazed door providing access to the rear enclosed yard and garden area.

### First Floor

#### Bedroom One 15'2" x 10'1" (4.63 x 3.08)

A large double bedroom with carpet laid to the floor, single radiator and window to the front aspect.

#### Bedroom Two 12'11" x 7'2" (3.95 x 2.20)

Carpet laid to the floor with window to the rear aspect and single radiator.

#### Bathroom 7'6" x 5'10" (2.31 x 1.78)

Tiled effect flooring with white bathroom suite and electric shower over bath, glass screen, part tiled walls with chrome heated towel rail.

### Externally

#### FRONT

A small front garden with some mature plants, gate to the front pavement.

#### REAR

An enclosed rear yard, with utility storage which houses the combination boiler, and supply for washing machine and dryer. Door from the rear yard provides access to the rear garden and parking area.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

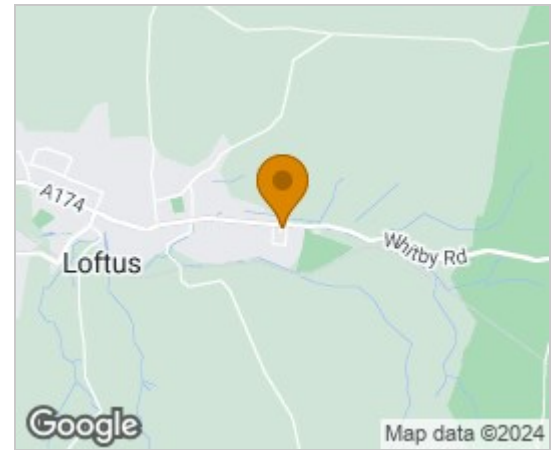
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

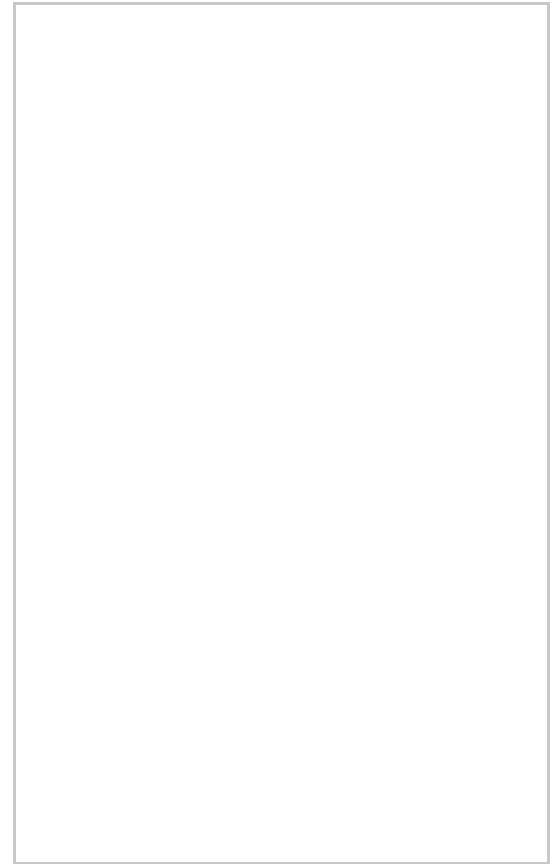
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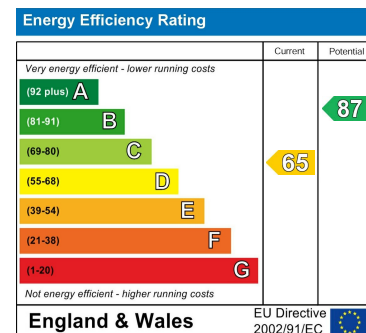
## Area Map



## Floor Plans



## Energy Efficiency Graph



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