





Like what you see?

Get in touch to arrange a viewing!

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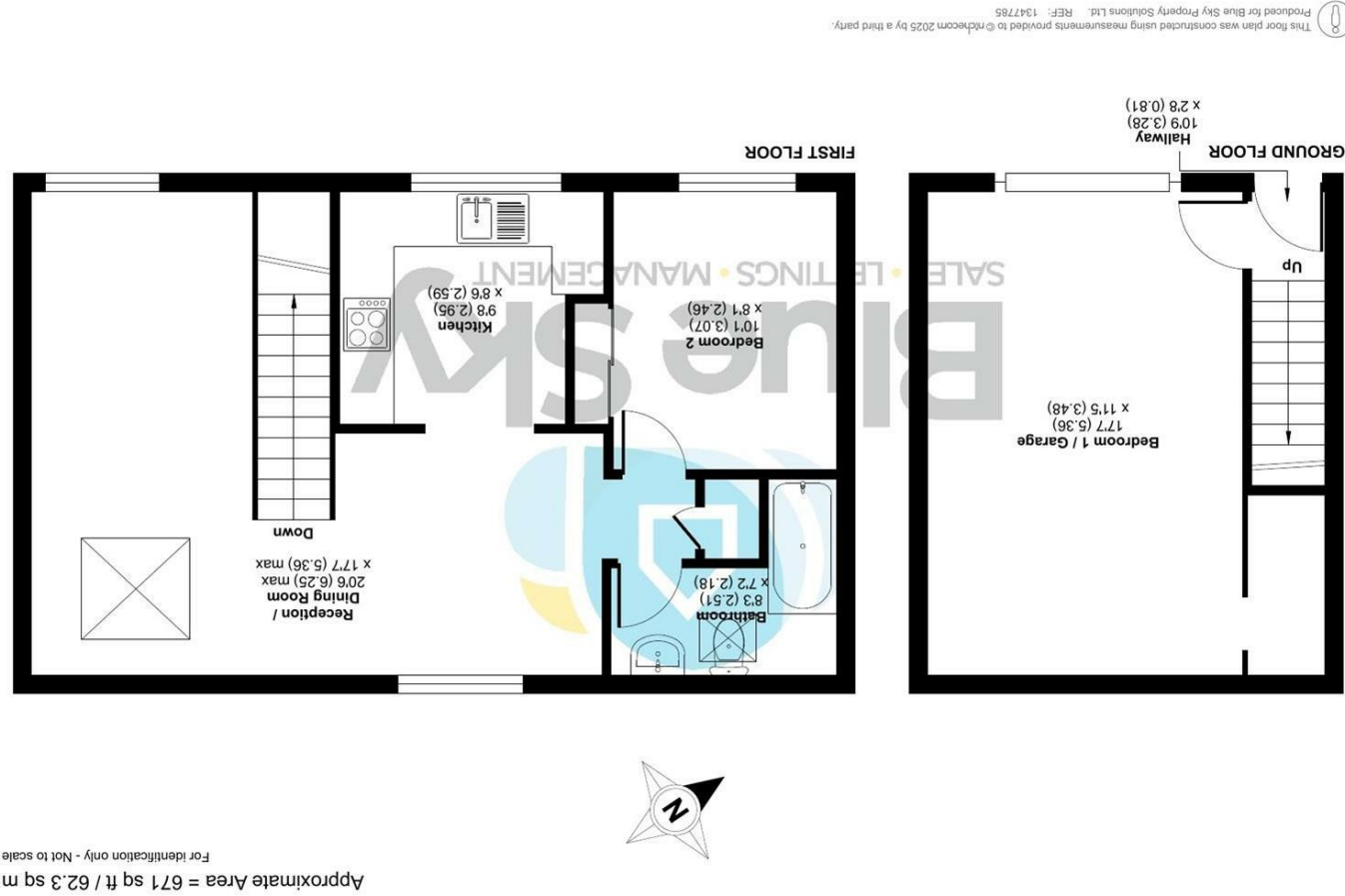
See all of our amazing properties and get lots of help at!

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Don't forget to register and stay ahead of the crowd.

The Important Bit

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





Council Tax Band: B | Property Tenure:

AMAZING CONVERTED TWO BEDROOM COACH HOUSE IN THE EVER POPULAR BARRS COURT AREA!! This property is ideally located close to good road links including the A4174 ring road and plenty of local amenities. This stunning property has been decorated to an extremely high standard. The coach house comprises; an entrance hall with door to the converted garage so a good size bedroom one, you have stairs up to the lounge/diner, a modern fitted kitchen with oven, spacious double bedroom two and bathroom with a white suite with a shower over the bath. In addition, the property has an parking space outside the front door !! Offered Unfurnished!! Available NOW!! This property will suit a single person or couple!! No Students, Sharers or Smokers or Pets !!

Council Tax Band B
Holding Deposit 1 week : £276.92
Dilapidations Deposit 5 weeks : £1384.60

AWARD WINNING LETTING AGENT.



Lounge/Diner
20'6" x 17'7" (6.25m' x 5.36m')

Kitchen
9'8" x 8'5" (2.95m' x 2.57m')
Oven, hob, fridge/freezer and washing machine.

Bedroom One
17'07" x 11'05" (5.36m x 3.48m)

Bedroom Two
10'1" x 8'1" (3.07m' x 2.46m')
With sliding mirrored wardrobes

Bathroom
6'8" x 7'4" (2.03m x 2.24m')
Comprising of a 3 piece white suite with WC, wash hand basin and bath with shower over



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

