

**TO LET**



**Old River, Denmead**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£1,200 pcm**





## Old River, Denmead

Mid Terraced House,  
2 bedroom, 1 bathroom

£1,200 pcm

Date available: Available Now

Deposit: £1,384.61

Unfurnished

Council Tax band: C

- Immaculate two-bedroom terraced house
- Kitchen appliances included
- Wardrobes in both bedrooms
- Newly decorated with new Carpets
- Gas central heating
- Well-presented private garden
- 2 parking spaces

Presenting this immaculate two-bedroom terraced house to let, perfectly positioned in a sought after location. This property has been maintained to an exceptional standard throughout, offering a welcoming and modern home ideal for comfortable living.

The house boasts a spacious reception room that provides a bright and airy ambiance, seamlessly extending to a well-presented garden area-perfect for relaxing outdoors or entertaining guests during warmer months. The property also features a modern, fully fitted kitchen, designed to meet all practical needs while maintaining a contemporary feel.

Accommodation includes one generously sized double bedroom offering ample storage opportunities, complemented by a cosy single bedroom that could serve as a comfortable guest room, home office, or nursery. The family bathroom is adequate for a small

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



family, enhancing the sense of quality that flows through the entire home.

Energy efficiency is assured with an EPC rating of D, and the property falls within Council Tax Band C, which offers a balance of quality living and manageable outgoings.

Set in a highly desirable part of town, this home benefits from excellent access to local amenities, schools, and transport links, making daily life convenient and enjoyable. Whether you are a small family, professionals, or anyone seeking a beautifully presented home, this property is sure to impress on every level.

Contact us today to arrange a viewing and experience this immaculate terraced house for yourself.

HALL 2.91m x 1.22m

KITCHEN 3.02m x 2.65m Appliances included

LOUNGE 3.80m x 3.67m Under stairs cupboard and door to patio/rear garden

BEDROOM 1 3.68m x 2.84m Double wardrobe. Front aspect.



BATHROOM 2.67m x 1.51m Low level WC, handbasin, panelled bath with mono tap and hose. Window with obscured glass.

BEDROOM 2 3.53m x 2.20m Single room with single wardrobe. Rear aspect.

OUTSIDE Patio, garden mostly laid to lawn with rear access to carpark.

Car park - allocated two spaces.



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