







TO LET
£1,200 Per Calendar Month
| INVERNESS PLACE | CARDIFF | CF24 4RZ



- Refurbished House
- Two Bedrooms
- Mid Terrace
- Garden
- Two Reception Rooms
- EPC D

 **2**
 **1**
 **2**
 **62**

THE PROPERTY

****TWO BEDROOM HOUSE**** Hern & Crabtree present this lovely two bedroom mid terrace house. This property comes unfurnished and comprises two reception rooms, kitchen and modern bathroom to the ground floor. Upstairs are two bedrooms while externally there is a large rear garden and storage shed, permit parking to the front and close proximity to the local amenities on Albany Road. Available at £1200pcm. Strictly Professional Couple or Single Only. No Pets. EPC D. Council Band D. Available from June 2024.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.