# HUNTERS®

HERE TO GET you THERE



# Lee Close

St Margarets, SG12 8JN

£1,300 Per Calendar Month



We are pleased to offer this lovely Cluster Home in a great location with easy access to the Village High Street and St Margarets station. The property comprises Entrance Porch leading to Living room, separate fitted Kitchen. Two bedrooms and fitted bathroom suite. Outside the property is set in communal well kept gardens with access to an allocated parking space.



#### **ENTRANCE PORCH**

UPVc door leading into entrance porch

# LIVING ROOM 13'10" x 12'4" (4.22 x 3.76)

Painted walls, carpet flooring, Feature bay window to front aspect;

# KITCHEN 12'3" x 5'8" (3.73 x 1.73)

Range of matching wood effect wall and base units, Built in oven and hob. Gas Boiler:

#### **LANDING**

# BEDROOM ONE 10'7" x 10'1" (3.23 x 3.07)

Painted walls, carpet flooring, window to front aspect;

#### BEDROOM TWO 9'0" x 6'0" (2.74 x 1.83)

Painted walls, carpet flooring, window to front aspect;

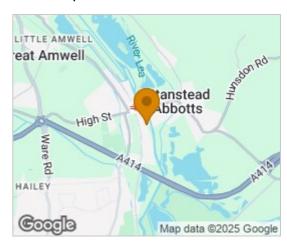
#### **BATHROOM**

Three piece white suit comprising low level WC, wash basin and panel bath with shower over;

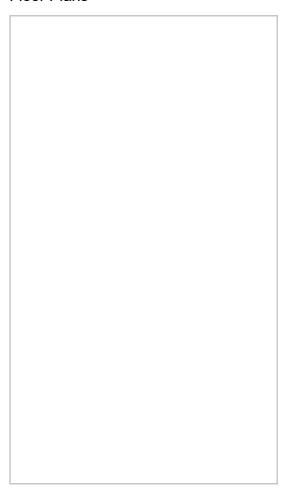
#### **OUTSIDE**

Access to communal gardens and allocated parking;

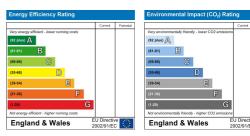
#### Area Map



#### Floor Plans



# **Energy Efficiency Graph**



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.