





A modern three bedroom town house offering well planned living accommodation spread over three floors. The home features a modern kitchen, bathroom and en-suite, whilst being offered to the market for rent on an UNFURNISHED basis. The accommodation is warmed by gas central heating, features uPVC double glazing and further benefits from a long driveway, garage and enclosed rear garden. The internal layout comprises: entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC, the lounge is located to the rear of the property and incorporates French doors to the garden. The kitchen/diner is fitted with units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are bedrooms two and three which are served by the family bathroom, a generous master bedroom is located to second floor with dressing area and modern en-suite shower room. Externally is a low maintenance front garden with a long driveway running alongside the property providing useful off street parking, whilst leading to the garage. The enclosed rear garden has lawn and patio areas with gated access.

UNFURNISHED

**REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000 pa
BOND £865**

GROUND FLOOR

ENTRANCE HALL

Accessed via panelled entrance door with double glazed inserts and spyhole, fitted with laminate flooring, spindled staircase to the first floor with fitted carpet and under stairs storage cupboard, convector radiator, useful cloaks cupboard, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, low level WC, uPVC double glazed window to the side aspect, extractor fan, convector radiator.

LOUNGE 13'9 x 12'11 (4.19m x 3.94m)

A good sized lounge with uPVC double glazed French doors opening to the rear garden, fitted carpet, television point, two convector radiators.

KITCHEN/DINER 16'8 x 7'11 narrowing to 6'1 (5.08m x 2.41m narrowing to 1.85m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, recess for further appliance, space for free standing fridge/freezer, tiling to splashback, 'marble' style tiled flooring, television point, uPVC double glazed window to the front aspect, convector radiator.

FIRST FLOOR

LANDING

Two uPVC double glazed windows to the side and front aspects, fitted carpet, convector radiator, stairs to the second floor.

BEDROOM 2 12'11 x 12'5 (3.94m x 3.78m)

A good sized bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BATHROOM/WC 6'9 x 6'3 (2.06m x 1.91m)

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, fitted extractor fan, convector radiator.

BEDROOM 3 11'1 x 6'3 (3.38m x 1.91m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

SECOND FLOOR

LANDING

uPVC double glazed window to the side aspect, convector radiator.

MASTER BEDROOM 12'10 x 11'8 plus 5'5 x 4'6 (3.91m x 3.56m plus 1.65m x 1.37m)

Two double glazed 'Velux' style windows to the rear aspect, fitted carpet, convector radiator. DRESSING AREA: Built-in wardrobe with hanging rail and shelf, fitted carpet, access to en suite.

EN SUITE SHOWER ROOM/WC 9'3 x 7'4 extending into shower to 9'11 (2.82m x 2.24m extending into shower to 3.02m)

Fitted with a three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled sliding door and Triton shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, extractor fan, uPVC double glazed window to the front aspect, convector radiator.

OUTSIDE

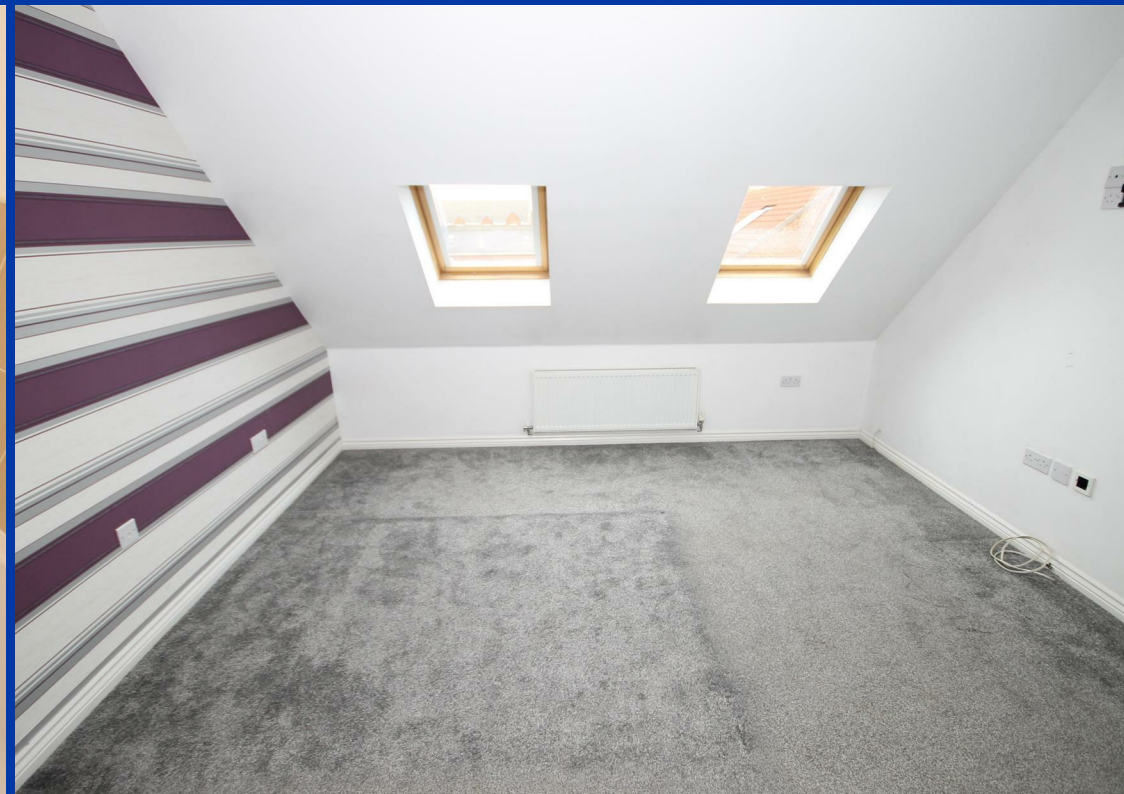
The property features a low maintenance front garden, with the enclosed rear garden incorporating lawn and patio areas. A long driveway running alongside the property provides ample off street parking and leads to the garage.

GARAGE

Accessed via an up and over door to the front, electric light, power points and overhead storage space.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

