



*** AVAILABLE NOVEMBER ***

SMITH & FRIENDS are pleased to bring to the market this lovely Two Bedroom Semi-Detached House, located within Beckfield's Area of Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hall, Lounge, and Kitchen/Diner with French Doors leading to a Good Sized Rear Garden.
The First Floor of the property has Two Bedrooms and a Family bathroom.

Externally, the Property has a Driveway and Single Garage to the Front and an Good Sized Enclosed Garden to the Rear.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa
RENT £725 PCM
BOND £836
(Application is subject to a Holding Fee - please refer to our website for further details)

Florence Court, Stockton-On-Tees, TS17 0YJ
2 Bedroom - House - Semi-Detached
£725 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: B



Florence Court, Stockton-On-Tees, TS17 0YJ



GROUND FLOOR

Entrance Hall

Lounge

Kitchen/Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

SINGLE GARAGE

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 60 | |
| (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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