







\*\*\* AVAILABLE JUNE\*\*\*

SMITH & FRIENDS are pleased to bring to the market this lovely two bedroom semi-Detached Home, located in the popular area of Roundhill, Ingleby Barwick.

The property comprises of Entrance Porch, Lounge, Kitchen/Diner, leading to a lovely enclosed rear garden. The first floor hosts two good sized bedrooms with family bathroom.

Externally, the front hosts a single detached garage and long driveway to the side of the property.

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

UNFURNISHED / NO SMOKERS / NO CONSIDERED
REQUIRED EARNINGS: Tenants £22,500 pa; Guarantor, if required £27,000pa
RENT £750PCM
BOND £865

(Application is subject to a Holding Fee - please refer to our website for further details)

Cennon Grove, Ingleby Barwick, TS17 5DB
2 Bedroom - House - Semi-Detached
£750 PCM
EPC Rating: D
TENURE:

**COUNCIL TAX BAND: B** 



## Cennon Grove, Ingleby Barwick, TS17 5DB





**GROUND FLOOR** 

**Entrance Porch** 

Lounge

Kitchen / Diner

FIRST FLOOR

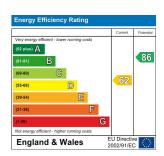
Landing

Bedroom 1

Bedroom 2

Family Bathroom

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.



Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

