



*** 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



Cannon 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		62
(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

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