









A stylish two bedroom modern end link located in this sought after street, in Downhill. Conveniently situated near the A19 with easy access to the city centre and coast. The property offers a comfortable living space that is low maintenance and economic to run, making it ideal for first-time buyers. Internally, the house features a living room, dining kitchen, two bedrooms, and a bathroom. Additional features include gas central heating, UPVC double glazing, front and rear gardens, and off-street parking. This property is available from October 2024.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door with inner door to

### Lounge 18'0" x 11'8" max

Featuring 2 radiators, a double glazed window to the front, stairs to the first floor and a door to the Kitchen.

### Kitchen 11'8" x 8'9"

Range of wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer. Integrated gas cooker and hob with overhead extractor fan. Space provided for a fridge freezer and washing machine. Also featuring a wall mounted Logic combi boiler, radiator, double glazed window and UPVC door to rear garden.

## First Floor

Doors to two bedrooms and bathroom.

### Bedroom 1 (front) 11'8" x 9'7"

Radiator and double glazed window to the front elevation.

### Bedroom 2 (rear) 11'8" x 8'10"

Radiator, double glazed window to the rear elevation and a storage cupboard.

## Bathroom

Bath with overhead shower, low level wc and handwash basin. Also featuring part tile walls, a radiator, storage cupboard and a double glazed window to the side elevation.

## Outside

Generous gardens to the front and rear elevations.

## Council Tax Band

The Council Tax Band is Band A

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested.

Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Opening Times

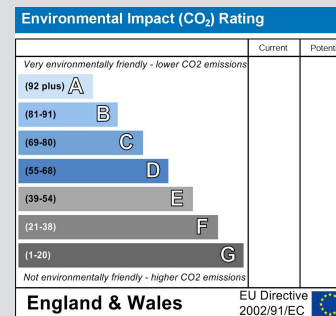
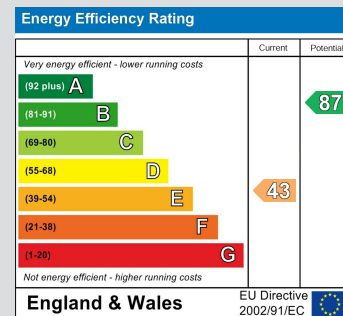
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.



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