

## Wilson Road Hanford

1 Bedroom, 1 Bathroom, First Floor Flat

£575 pcm





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First Floor Flat, 1 bedroom, 1 bathroom

### £575 pcm

Date available: 18th May 2024 Deposit: £663 Unfurnished Council Tax band: A

- First Floor Self Contained Flat
- One Double Bedroom
- Gas Central Heating and Double
  Glazed
- Lounge
- Kitchen
- Council tax band A
- bathroom

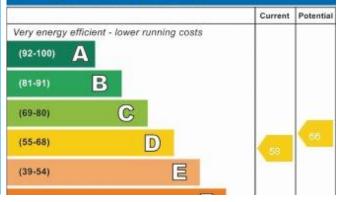
Martin & Co welcome to market this first floor self contained flat. Located in a convenient location of Hanford and within easy reach of road networks. The property benefits from having Double Glazing and Gas Central Heating.

KITCHEN Entered via UPVC part glazed UPVC Door. Fitted kitchen comprising of base units with worktops over, wall units, stainless steel sink and drainer with mixer taps, free standing electric cooker, UPVC Double Glazed window, vinyl flooring, tiled splash backs.

INNER HALLWAY Carpeted flooring, wall mounted radiator, wall mounted gas fire, UPVC Double Glazed window, useful storage cupboard.

LIVING ROOM Spacious room with carpeted flooring, two wall mounted radiators, UPVC Double Glazed windows to three sides making this a light and bright

#### **Energy Efficiency Rating**





room.

BEDROOM Double bedroom with carpeted flooring, wall mounted radiator, UPVC Double Glazed window.

BATHROOM White suite comprising of pedestal wash hand basin and bath with electric shower over, UPVC obscure Double Glazed window, cupboard housing "Baxi" boiler, vinyl flooring and part tiled walls.

WC White WC, UPVC obscure Double Glazed window, vinyl flooring.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any jour ney to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

