



Reade Close, Spital

£950 PCM



LESLEY HOOKS
ESTATE AGENTS





This deceptively spacious terraced bungalow offers comfortable and well-presented accommodation, ideal for a range of tenants. Benefiting from uPVC double glazing and combi-fired gas central heating, the property is thoughtfully laid out and easy to enjoy. The accommodation comprises a welcoming hallway with a handy storage cupboard, leading through to a bright open-plan lounge and dining area with open access into the fitted kitchen, complete with oven and four-ring gas hob.

There are two well-proportioned bedrooms, both featuring fitted storage cupboards, with the main bedroom further enhanced by built-in sliding robes. A three-piece bathroom completes the interior. Externally, the property enjoys a low-maintenance paved garden to the rear, while the front offers ample parking facilities. Ideally situated, the bungalow is within easy reach of local shops, schools and excellent transport links, making it a convenient and appealing place to call home. Council tax band B. EPC Rating C



Hallway

9'7" (2.92m) Max x 11'0" (3.35m) Max

Lounge Through Dining Room

26'10" (8.18m) Max x 10'11" (3.33m)

Max

Kitchen

15'4" (4.67m) x 8'8" (2.64m)

Bedroom One

13'6" (4.11m) x 11'3" (3.43m) Max

Bedroom Two

11'1" (3.38m) x 7'5" (2.26m)

Bathroom

6'5" (1.96m) x 6'1" (1.85m)







GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 sq.m.) approx.
These floor plans are for information only. They are not intended to be used as a basis for any legal proceedings. The actual floor area may vary slightly from the figures shown. The floor plans are not intended to be used as a basis for any legal proceedings. The actual floor area may vary slightly from the figures shown. The floor plans are not intended to be used as a basis for any legal proceedings. The actual floor area may vary slightly from the figures shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales		EU Directive 2002/91/EC

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