









This attractive three bedroomed mid terraced cottage benefits from gas central heating, UPVC double glazing and offers a tasteful modernised living space. Accommodation includes a living room, dining room, well equipped kitchen, three bedrooms and a ground floor bathroom. The yard to the rear offers secure off street parking. This property is sure to be popular due to fantastic location, set within the desirable "Flower Streets" part of Millfield, only walking distance from excellent amenities including the Hospital, University Precinct and Millfield Metro station. Available immediately on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

### Living Room



### Dining Room



## Kitchen



## Bathroom



## First Floor Landing

## Bedroom 1



## Bedroom 2



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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



## Outside



Enclosed courtyard to the rear with roller shutter access door.

## Council Tax

The Council Tax Band is Band A

## Movein Costs

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

## Lettings Important Notice

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 advisors 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 Arrangements

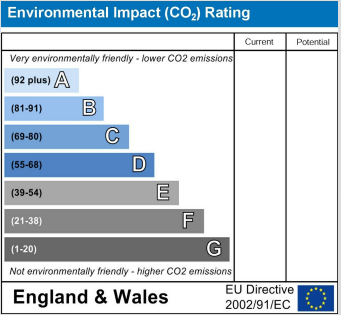
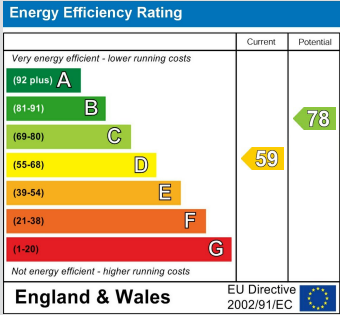
To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

## Ombudsman

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



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