



3 Malt Cottages Puddledock Lane, Preston

£1,300 pcm

Available Mid September • Period Cottage • Character Features • Private Garden • Preston • Bus Routes Nearby • Local Amenities Close By • Long Term Let • Council Tax Band C • Three Bedrooms



Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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- Period Cottage
- Character Features
- Private Garden
- Preston
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Sitting Room

14' 9" x 11' 6" (4.50m x 3.50m)

14'9" max x 11'6" max

Kitchen/Diner

14' 9" x 7' 7" (4.50m x 2.30m)

14'9" max x 7'7" max

Bedroom One

14' 9" x 11' 10" (4.50m x 3.60m)

14'9" (4.5) reducing to 8'10" (2.7) x 11'10" (3.6) reducing to 7'3" (2.2).

Bedroom Two

7' 10" x 7' 3" (2.40m x 2.20m)

7'10" (2.4) max 7'3" (2.2) Extending to 9'2" (2.8).

Bedroom Three

20' 4" x 14' 5" (6.20m x 4.40m)

14'5" (4.4) max x 20'4" (6.2) max Irregular shape room.

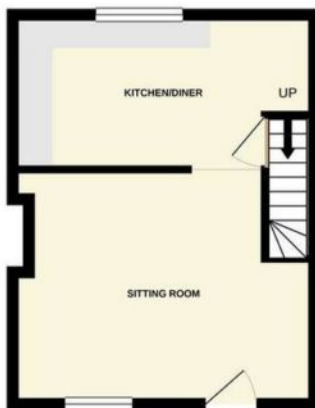
Bathroom

7' 3" x 4' 11" (2.20m x 1.50m)

7'3" x 4'11"



GROUND FLOOR
278 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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