

- Ground Floor Apartment
- 1 Bedroom
- Electric Heaters
- Lounge

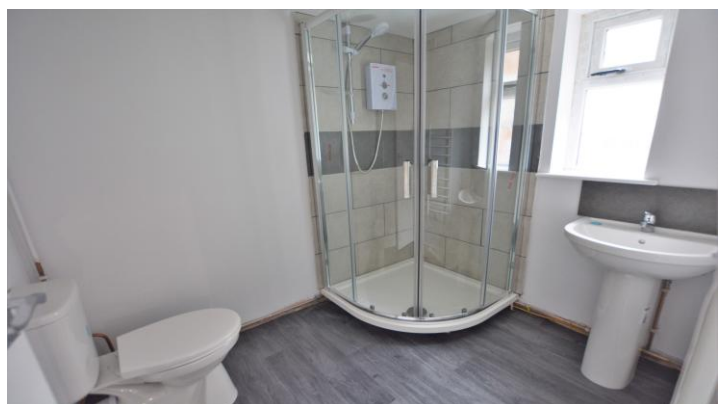
- Kitchen With Fitted Oven & Hob
- Double Glazed
- EPC Band E
- Council Tax Band A

Ashby Road, Scunthorpe, DN16 2RS,  
Monthly Rental Of £575





This one bedroom ground floor apartment is located close to shops and amenities and will not be around for long. With your own access, a separate lounge, kitchen with fitted oven and hob, shower room/wc and double bedroom. The rent covers your water bill. Holding fee - £132, deposit - £663,



## Entrance Hallway

### Bedroom

13' 8" into bay window x 9' 1" (4.16m x 2.77m)

Having a uPVC double glazed window to the front elevation and an electric heater.

### Lounge

8'5" extending to 12' 4" x 7'6" extending to 8' 9" (3.76m x 2.66m)

Having an electric heater.

### Kitchen

13' 1" x 6' 9" (3.98m x 2.06m)

Having a range of wall and base units with work surfaces over, stainless steel sink unit, fitted electric hob, oven and extractor fan over, uPVC double glazed window to the side elevation and a uPVC double glazed door to the side.

### Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)

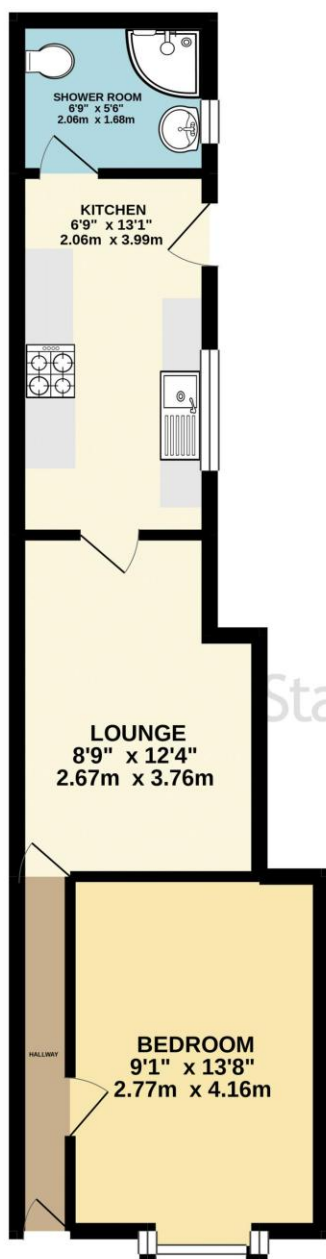
Having a shower cubicle with electric shower over, low level WC, pedestal wash hand basin, towel rail and a uPVC double glazed window to the side elevation.

### Outside

Having a paved yard to the rear and pedestrian access.



GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 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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1 Oswald Road, Scunthorpe, DN15 7PU  
T: 01724 856100  
E: [scunthorpe@starkeyandbrown.co.uk](mailto:scunthorpe@starkeyandbrown.co.uk)



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