



#### FIRST FLOOR LANDING:

Power points, built in fitted store cupboard, airing cupboard with insulated cylinder tank and immersion heater

#### BATHROOM:

Suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low suite w.c with concealed cistern, velux roof light, vanity light, heated towel rail, tiled floor finish

#### BEDROOM 1:

10'7" x 8'4" (3.23m x 2.54m) (net) Range of built in fitted wardrobe with sliding mirror front doors, laminated wood floor, power point

#### BEDROOM 2:

7'0" x 5'11" (2.13m x 1.80m) Laminate wood floor, power points, telephone point, built in storage cupboard with fitted shelving and hanging rail, and thermostat



#### OUTSIDE:

Bulk head light to porch area, area of hard landscaping to the front with two tarmaced hardstanding for car parking.

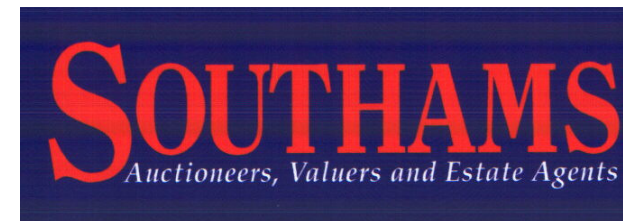
Note: The property is fitted with underfloor heating and ceiling heat to the ground floor and ceiling heat to the first floor each room has its on thermostat.

#### OPENING HOURS:

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm; Sunday: 11.00am – 3pm.

#### WEB SITE:

[www.primelocation.com](http://www.primelocation.com) or [www.findaproperty.com](http://www.findaproperty.com) or [www.southams.com](http://www.southams.com)



8 Market Place, OUNDLE, Northants. PE8 4BQ

Tel: 01832 273565

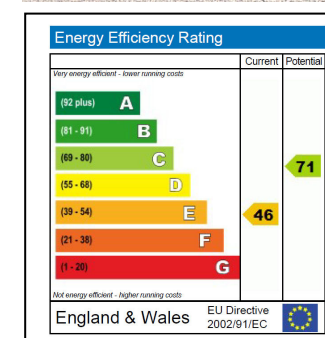
Fax: 01832 272077

E-mail: [sales@southams.com](mailto:sales@southams.com)

Chartered Surveyors

## PROPERTY TO LET

### 54 MONSON WAY OUNDLE



£700 pcm

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A two bedroom house in cul de sac location with central heating, low maintenance garden area and parking.

CCanopied porch and storage area, half glazed Entrance Door to:



**ENTRANCE HALL:**  
Laminate wood floor, power points, phone point, smoke alarm, fitted cloak rail

**KITCHEN:**  
**10'0" x 5'2" (3.05m x 1.57m)**  
Fitted base cupboards and drawers, built under Zanussi FM5231 convection cooker, fitted work surfaces with inset Zanussi four ring electric hob, inset single drainer sink with mixer tap, tiled splashbacks, fitted wall cupboards, concealed cooker hood, power points, vinyl cushion floor, thermostat.



**LOUNGE:**  
**12'5" x 10'0" (3.78m x 3.05m) (net)** Deep recess, storage cupboard, twin pendant points, power points, thermostat, t.v aerial point







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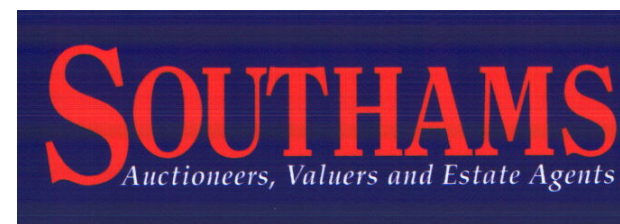
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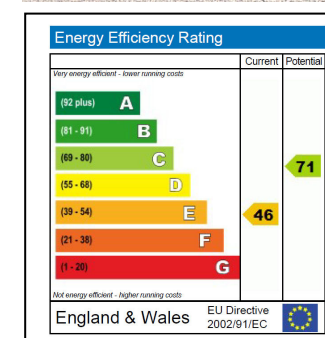
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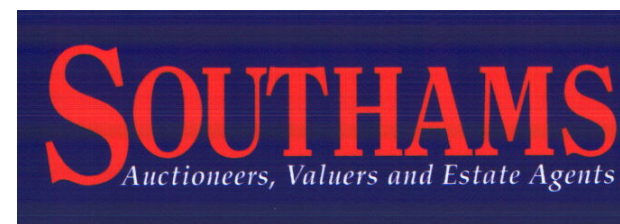
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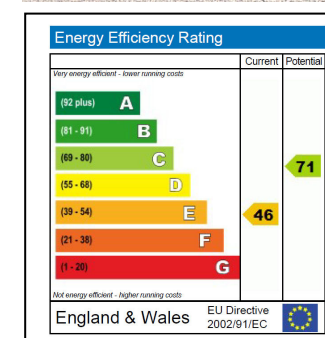
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