HUNTERS®

HERE TO GET *you* THERE



Cotsford Park Estate

Horden, SR8 4TA

£575 Per Calendar Month

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TWO BEDROOMS - GARDENS ADJOINING THE LOCAL PARK - OFF STREET PARKING ... Hunters are pleased to offer For Let this lovely two bedroom terrace house situated in the ever popular Cotsford Park Estate. The accommodation has been decorated and refurbished to include a stunning four piece family bathroom, a dining kitchen, lounge and wonderful west facing gardens backing onto the local park. Council Tax Band A, EPC: D. "Available Now"







Entrance Hall
A welcoming entrance which features an external double glazed door with a further door to the lounge and a staircase to the first floor.

Lounge 11'11" x 13'11" (3.64 x 4.25)
Situated at the front of the property the lounge incorporates a double glazed window complimented with feature laminated flooring and a delightful fireplace inset with an electric fire. Accompaniments include a radiator and a further door leading to the dining kitchen.

Dining Kitchen 9'0" x 16'11" (2.74 x 5.15)
Nestled towards the rear of the home the dining kitchen offers a wealth of wall and floor cabinets with contrasting laminated work surfaces integrating a stainless steel sink and drainer unit complete with mixer tap fitments set below a double glazed window overlooking the rear west facing gardens. Additional attributes include a brushed steel oven and hob positioned beneath an elevated brushed steel extractor canopy, plumbing for an automatic washing machine, a radiator and both a double glazed window and an exterior double glazed door leading into the rear gardens.

Landing
Situated at the top of the stairwell from the entrance hall, the landing features a convenient loft access and three doors opening into the two bedrooms and the family bathroom.

Master Bedroom 12'1" x 13'2" (3.69 x 4.01)
Located at the front of the home the room includes a double glazed window, a radiator and a storage cupboard housing the gas central heating boiler.

Second Bedroom 8'7" x 11'3" (2.61 x 3.44)
The second well appointed bedroom features a double glazed window providing elevated views across the rear gardens and adjoining area of parkland and a radiator.

Bathroom 7'9" x 8'0" (2.37 x 2.44)
Positioned adjacent to the second bedroom at the rear of the home, this inspiring bathroom features a four piece suite comprising of a glazed corner shower enclosure, a panel bath accompanied with shower mixer taps, a low level Wc and a hand wash basin set into a convenient vanity cabinet complimented with a chrome finished towel radiator.

Outdoor Space
At the front of the property the owners have created a splendid block paved drive for secure off street parking. To the rear the gardens are predominantly west facing comprising of lawns and a gate offering accessibility into the adjoining area of parkland.

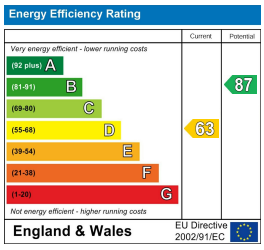
Area Map

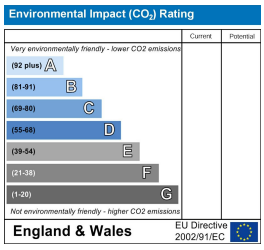


Floor Plans



Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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