

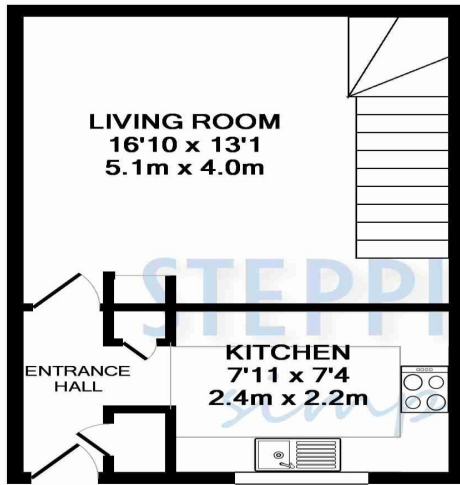
STEPPING STONES

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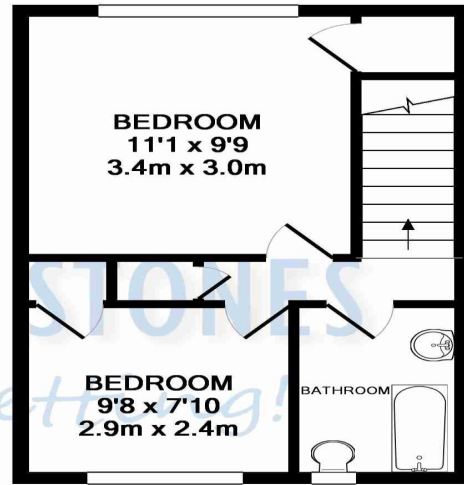


A well presented two bedroom mid terrace house situated in a quiet residential area, close to local amenities. The property benefits from having a single garage, an enclosed rear garden and gas central heating. EPC Rating: C. **Available: 21st April**

- 2 Bedrooms
- 1 Bathroom
- Single garage
- Gas central heating
- Quiet location
- Enclosed rear garden



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL: Door to front aspect. Laminated wood flooring.

BEDROOM ONE: 11'1 x 9'9 Window to rear aspect. Built in storage cupboard.

BEDROOM TWO: 9'8 x 7'10 Window to front aspect. Built in bookcase.

BATHROOM: Window to front aspect. Fitted classic white suite comprising bath with shower over, wash hand basin and low level w.c. Heated towel rail.

LOUNGE: 16'10 x 13'1 Patio doors leading to rear garden. Laminated wood flooring.

KITCHEN: Window to front aspect. With range of fitted light wood floor and wall mounted units. Four ring gas hob, electric oven and extractor hood. Plumbing for washing machine and space for fridge/freezer.

HEATING: Gas central heating

PARKING: Single garage in block

COUNCIL TAX: Band B

REFERENCE: 149

EPC RATING: C

RENT: £ 1,200.00

TOTAL DEPOSIT: £ 1,384.61

HOLDING DEPOSIT: £ 276.92

Holding deposit is payable when the application is made and is deducted from the initial rent if the application is successful.

Please Note: This is **non-refundable** should any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Important Notice

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance then professional verification should be sought. These particulars do not constitute part, or all of, an offer or contract and are not to be relied upon as statement of representation or fact. Stepping Stones have not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floorplans supplied are for general guidance only and are not to scale. All dimensions and compass positions are approximate and for guidance only and should not be relied upon. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the letting.

