



## **Abbots Way, Whickham**

**A two bedroom semi-detached bungalow available for rent within walking distance of Whickham Village. The property benefits include Gas central heating and double glazed windows. Accommodation briefly comprises :- Entrance porch, lounge/kitchen, two bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear of the property.**

**£700 pcm**

## ENTRANCE PORCH

## LOUNGE/KITCHEN

15' 9" x 18' 8" (4.8m x 5.69m)

Double glazed window, central heating radiator, TV point, open plan to :-

Kitchen - Range of maple shaker style kitchen units with worktop surfaces, electric oven and gas hob with extractor canopy, stainless steel sink unit with mixer tap, plumbed for automatic washer, laminate wood flooring.

## REAR LOBBY

## BEDROOM ONE

13' 7" x 8' 7" (4.14m x 2.62m)

Double glazed window, central heating radiator, fitted wardrobes to wall

## BEDROOM TWO

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed window, central heating radiator.

## BATHROOM

White suite comprising :- Panelled bath with mains shower over, pedestal wash hand basin, level w.c, ceramic wall tiles, double glazed window.

## EXTERNALLY

There is a small garden to the front of the property.

To the rear there is an enclosed garden with paved area.

## GARAGE

Situated in a nearby block.

## MEASUREMENTS

All measurements are taken with a sonic measurer. Suzanne Graham Estate Agents can not guarantee these dimensions to be accurate and are to be used only as guidance.

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## TENURE

Suzanne Graham Estate Agents are not qualified to verify the tenure of the property as it is not always possible to see sight of the relevant documentation prior to marketing. Prospective purchasers must make their own enquiries with their legal adviser.

## VIEWING INFORMATION

Viewings are to be made strictly via our agency without exception. Vendors are not obliged to show potential purchasers around without due notification. Vendors Name: \_\_\_\_\_ Time: \_\_\_\_\_  
Date: \_\_\_\_\_

## COMPLAINTS

We are confident that the service we give you will be of a high standard in all aspects of the transaction. However, if you have any queries or concerns about the level of service given and you should wish to make a complaint in the first instance you should make the complaint to the office dealing with your matter.

Estate agents are obliged to attempt to resolve clients problems as quickly as possible and it is therefore important that you inform the office of your complaint immediately.

We value your business and would not wish to think you have any reason to be unhappy with us and our service. However in the unlikely event that you do wish to raise a complaint with us, we would ask that you direct the complaint initially to the member of staff you have been dealing with at the relevant branch and if you are not satisfied with the outcome then forward the complaint on to our Director Suzanne Graham.

Should our internal complaint procedures fail to adequately deal with the matter then you may refer your concerns to the Property ombudsman.

The Property Ombudsman  
Milford House  
43-55 Milford Street  
Salisbury  
SP1 2BP

Telephone : 01722 333306

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