



Runciman Road, TS24 9BH
3 Bed - House - Mid Terrace
£795 Per Month

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Runciman Road, TS24 9BH

A spacious three bedroom mid terraced property which offers recently upgraded accommodation. The home is offered to the market for rent and AVAILABLE IMMEDIATELY. The property features fresh decoration, new flooring, modern kitchen and an impressive first floor bathroom. The full layout comprises: entrance vestibule with stairs to the first floor and access to a generous family lounge which in turn links to the full width kitchen/diner. To the first floor are three bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front and a good size south facing rear garden with lawn, patio and external storage. Runciman Road is situated between Davison Drive and Jowitt Road, with easy access to schools and amenities. (Application is subject to a Holding Fee - please refer to our website for further details)

UNFURNISHED

REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa

BOND £917

GROUND FLOOR

ENTRANCE

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, staircase to the first floor, dado rail, convector radiator, access to:

LOUNGE

13'6 x 12'10 (4.11m x 3.91m)

A good size lounge with uPVC double glazed window to the front aspect, modern laminate flooring, media wall with television recess, electric fire and display areas, convector radiator, archway through to:

FULL WIDTH KITCHEN/DINER

16'5 x 10'9 (5.00m x 3.28m)

Full width kitchen/diner which incorporates a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, dishwasher and tumble dryer, space for free standing fridge/freezer, modern laminate flooring, under stairs storage cupboard, uPVC double glazed door and window to the rear aspect, Ideal Independent combi boiler, convector radiator.

FIRST FLOOR

LANDING

Modern laminate flooring, built-in storage cupboard, access to bedrooms and bathroom.

BEDROOM ONE

11'10 x 11'10 (3.61m x 3.61m)

A good size master bedroom with uPVC double glazed window to the front aspect, modern laminate flooring, storage cupboard to alcove, convector radiator.

BEDROOM TWO

11'11 x 11'8 (3.63m x 3.56m)

uPVC double glazed window overlooking the rear garden, built-in storage cupboard/wardrobe to alcove, modern laminate flooring, convector radiator.

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

uPVC double glazed window to the front aspect, modern laminate flooring, single radiator, hatch to loft space.

BATHROOM/WC

7'11 x 5'10 (2.41m x 1.78m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over with separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, 'tile' effect panelling to walls, panelled ceiling with inset spotlighting and extractor, heated towel radiator.

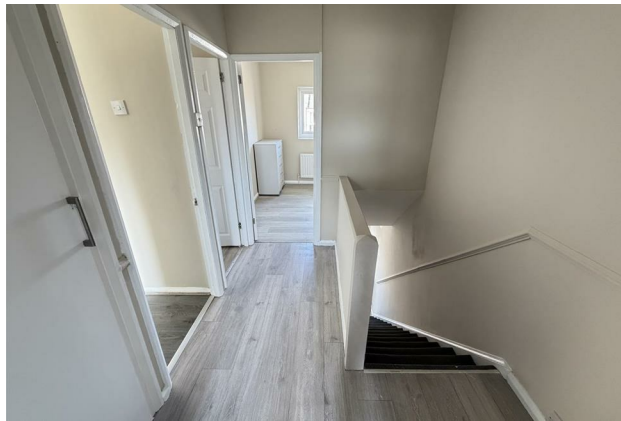
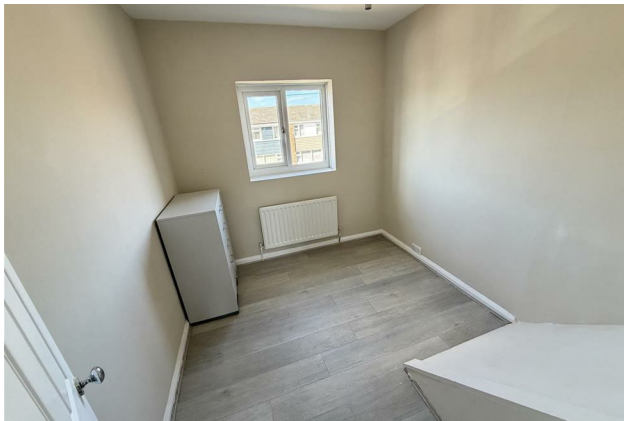
EXTERNALLY

The property features a small front garden enclosed by a brick boundary wall with a shared passage to the side. The enclosed rear garden is predominantly lawned with fenced boundaries and brick outhouses. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	71
England & Wales		
EU Directive 2002/91/EC		

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