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PORTLAND AVENUE, DOVERCOURT



FOR RENT @ £900 pcm DEPOSIT £1000

- * 2 BEDROOM MID TERRACED COTTAGE ***
- * LOUNGE * CONSERVATORY * KITCHEN ***
- * DOUBLE GLAZING * ELECTRIC HEATING ***
- * BATHROOM * 25' REAR GARDEN ***
- * UNFURNISHED * AVAILABLE NOW ***

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Double glazed entrance door to: -

- Kitchen** **12' x 12'.** White fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, stainless-steel 1½ bowl single drainer sink unit with mixer taps & cupboard below, built in electric oven, hob & hood, tiled splash backs, plumbing for washing machine, new vinyl flooring, electric fan heater, stairs to first floor, UPVC double glazed window to front, door to: -
- Lounge** **12' x 12'.** Laminate flooring, electric panel heater, dado rail, redbrick mock fireplace with fitted wooden shelves, glazed French doors to: -
- Conservatory** **10' x 6'.** UPVC double glazed windows to rear & both sides, tiled floor, UPVC double glazed door to rear garden.
- Landing** Doors to all rooms.
- Bedroom 1** **12' x 12' (9' min).** UPVC double glazed window to rear, electric panel heater, airing cupboard, loft hatch, coved ceiling.
- Bedroom 2** **9' (12' max x 6' min).** UPVC double glazed window to front, electric panel heater.
- Bathroom** Comprising panelled bath with shower mixer taps, close-coupled WC, pedestal hand washbasin, ½ tiled walls, extractor fan, electric fan heater, dado rail.
- Outside** To the front is a small concrete courtyard area with a **NON-MAINTAINED** wooden garden shed. Please note there is a right of way access for the neighbouring property. To the rear is a 25' south facing garden, enclosed by fencing & walling, laid with bark chippings & concrete patio area.
- Council Tax** Band B: £1,757.97 pa (April 2026 – March 2027).

