



Africanda Road

Gretna, DG16 5BZ

£950 Per Calendar Month
Deposit £1096



- Three Bed Semi Detached Family Home
- Large and Well Equipped Kitchen/Diner
- Three double bedrooms
- Secure Garden to the Rear & Driveway
- LRN: 1797624/170/17022 Hunters LARN: 2102002

- Newly Refurbished
- Living Room
- Newly Installed Bathroom 4 piece Suite
- Rent £950 PCM Deposit £1096
- Council Tax Band C EPC rating E

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A recently refurbished 3 bedroom semi-detached home. This property offers 3 bedrooms, new flooring throughout, built in cupboards, a large kitchen area and a 4 piece bathroom.

The property has a large front garden which is easily maintained and a large rear garden with greenhouse and shed. A paved driveway offer convenient off street parking.

This property is available immediately.

Pets considered

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Deposit £1096.00

Council Tax Band C

EPC Rating E

LRN: 1797624/170/17022

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Entrance Hall

9'4" x 9'10" (2.86m x 3.01m)

You enter into a spacious and welcoming hallway with a useful understairs storage cupboard and find access to the living room, the kitchen diner, and the stairs rising to the first floor.

Living Room

21'11" x 11'10" (6.70m x 3.61m)

A lovely light room with large format windows to the front and rear elevations and with plenty of space for a sofa, chairs, and television table plus other furniture. There is an electric fire with a wooden mantle surround.

Kitchen

13'2" x 11'8" (4.03m x 3.56m)

A large dining kitchen with quality cabinets fitted at base and wall level and contrasting worksurfaces running over. Integral appliances include a newly installed 4-ring ceramic hob and electric oven with an extractor over, fridge, freezer, and a sink and drainer. There is undercounter space and plumbing for a washing machine and for a condensing tumble dryer. You will find plenty of space for a family sized dining table and chairs and an external door leading to the rear garden.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One

14'2" x 10'1" (widest) (4.32m x 3.08m (widest))

A large double bedroom with two built in storage cupboards and a window to the rear elevation,

Bedroom Two

12'1" x 9'10" (widest) (3.69m x 3.00m (widest))

A second double bedroom, with a storage cupboard containing the gas-fired boiler and a window to the front elevation.

Bedroom Three

9'4" x 9'11" (2.85m x 3.03m)

Another good sized bedroom that is capable of

being a smaller double or a large single. Also with a built in storage cupboard.

Bathroom

9'6" x 4'7" (2.90m x 1.40m)

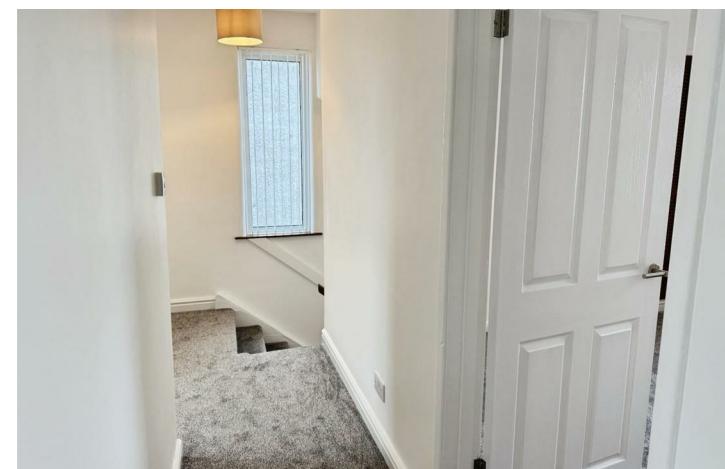
The bathroom is newly installed and comprises of a bath with side panel, a pedestal wash-hand-basin, low level WC, and a walk in shower cubicle with thermostatic valve shower control. The walls are panelled and there is a radiator for drying towels.

Gardens

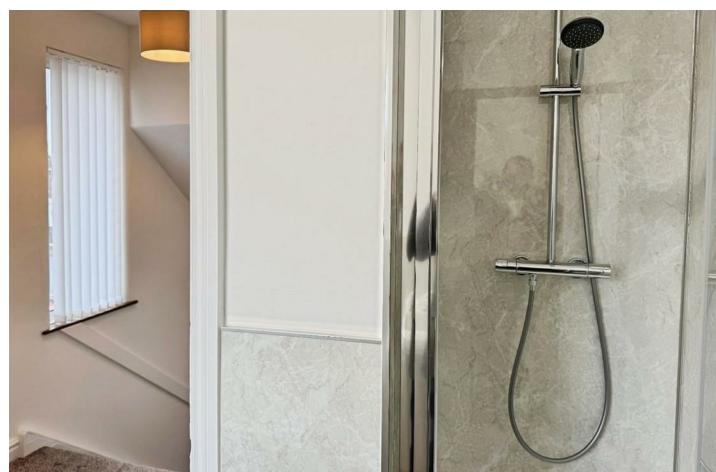
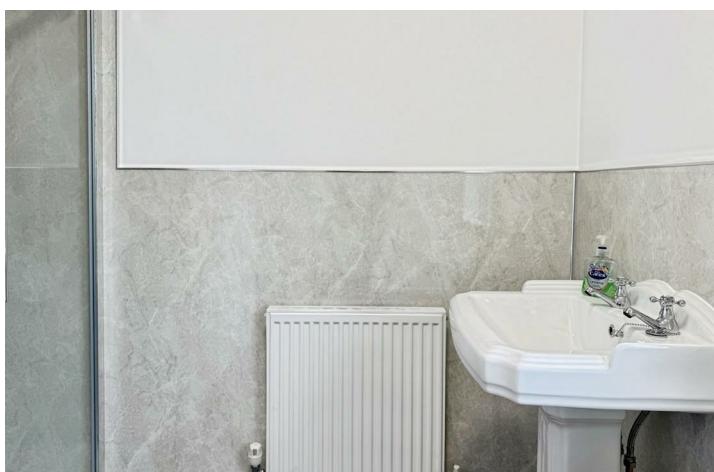
To the rear you will find a lawn, plenty of patio and hard standing areas, a greenhouse and a useful timber framed shed. There is a fence to the side that keeps the garden secure for the family. To the front is a low maintenance garden with decorative gravel interspersed with paving slabs.

Driveway

Off-road parking for one vehicle and there is plenty of on-street parking in front of the property



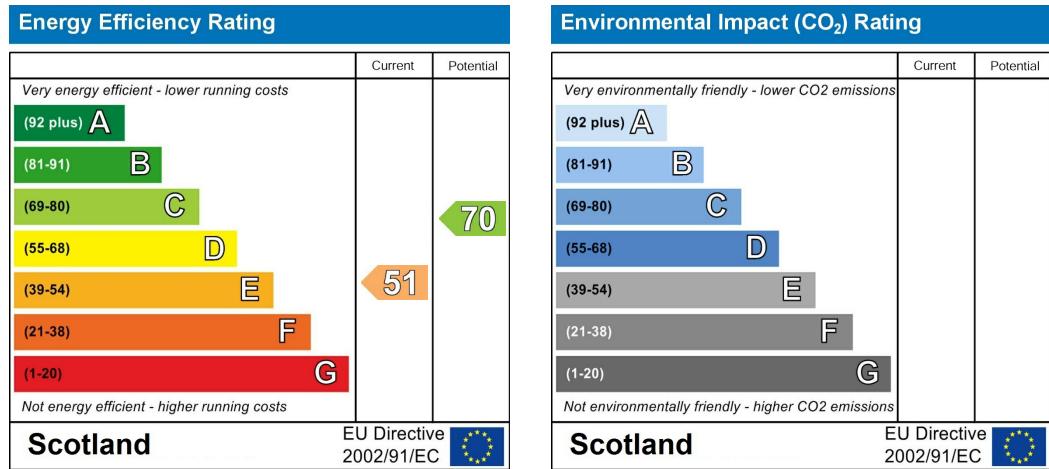
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Energy Efficiency Graph



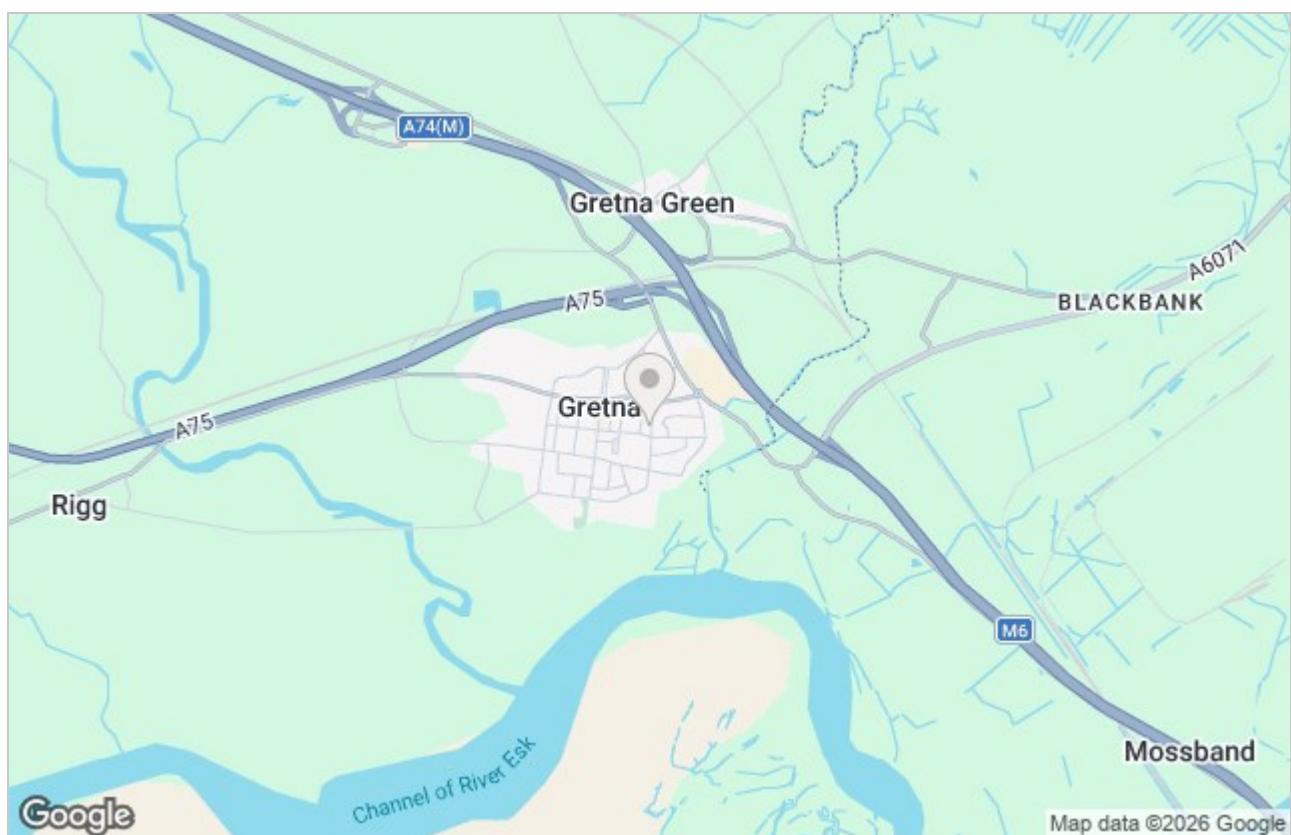
Viewing

Please contact our Hunters Carlisle & South West Scotland Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Hybrid Map



Road Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 580913 Email: carlisle.lettings@hunters.com
<https://www.hunters.com>

