



THIS WELL PRESENTED TWO BEDROOM PROPERTY IS NEUTRALLY DECORATED
THROUGHOUT AND BENEFITS FROM OFF ROAD PARKING AND A PAVED PATIO TO THE
REAR.
AVAILABLE IMMEDIATELY / UNFURNISHED/ NO PETS/ NO SMOKERS/ BOND £805 /
ENERGY RATING C / COUNCIL TAX BAND A

LOUNGE 14'8" max x 13'11" max

You enter the property through a dark green composite door into a lovely spacious neutrally decorated lounge which has a decorative brick fireplace as a focal point. To and built-in cupboards to one alcove. Wood effect laminate flooring runs under foot, there is pendant lighting and a set of checked curtains on a satin metal pole adorn the window which looks out to the street. A door leads to the dining kitchen.

DINING KITCHEN 8'9" max x 11'6" max

Positioned to the rear of the property with a window with vertical blinds looking out to the space behind, this modern dining kitchen is fitted with a range of grey base and wall units with wood effect laminate worktops, grey tiled splashbacks and a single bowl black sink and drainer with mixer tap. There is an under counter fridge and cooking facilities include a gas hob with a stainless steel extractor fan over and an electric oven. Beige ceramic floor tiles run under foot and there are spotlights to the ceiling. A large under stairs cupboard is the perfect place to store household items. A carpeted staircase ascends to the first floor and doors lead to the utility room and lounge.

UTILITY ROOM 6'6" max x 5'6" max



This practical utility room is fitted with the same units as the kitchen and has space and plumbing for a washing machine and a further under counter appliance. There is also a single bowl black sink with mixer tap set into a wood effect work surface and tiled splashbacks. Beige ceramic floor tiles run underfoot and there are spotlights to the ceiling. A rear facing window allows natural light to enter and a composite door leads out to the rear of the property. A door leads to the kitchen.

FIRST FLOOR LANDING 2'9" apx x 5'11" apx

A carpeted staircase ascends from the kitchen to the first floor landing where doors lead to the two bedrooms and shower room.

BEDROOM ONE 10'9" apx x 14'7" apx

This superb double bedroom is neutrally decorated with grey carpet under foot and attractive floral curtains on a satin metal pole at the window which looks out onto the street below. There is ample space for freestanding items of bedroom furniture. A door leads to the landing.

BEDROOM TWO 11'8" apx x 8'1" apx

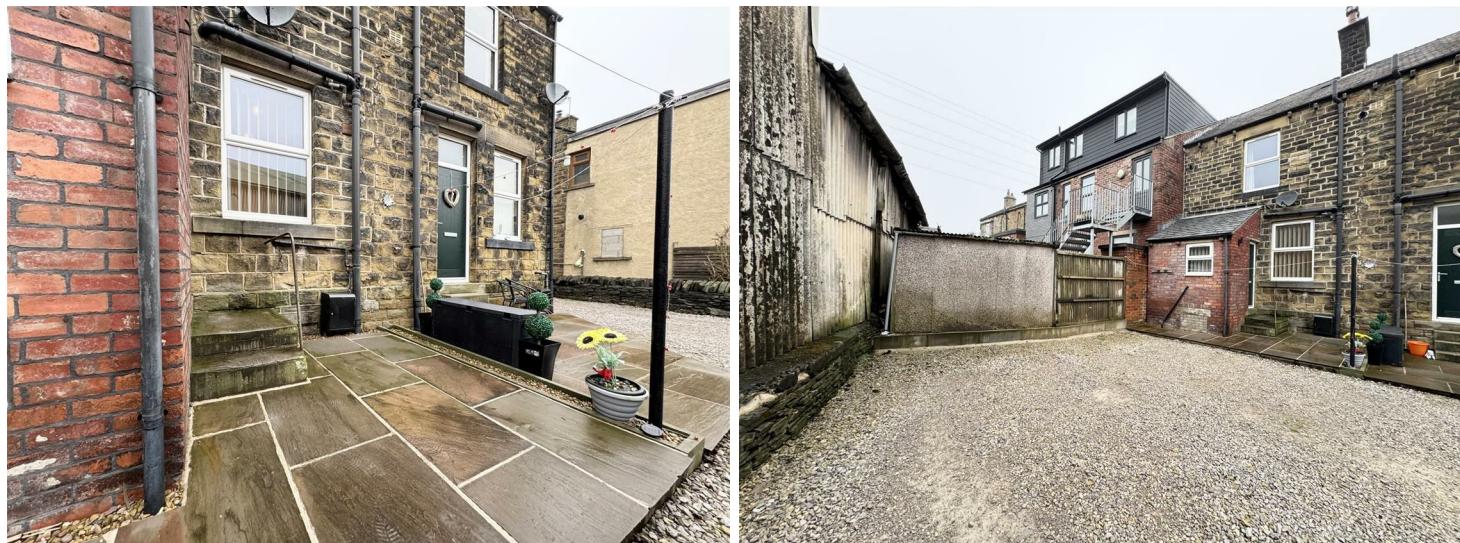
Located to the rear of the property with a window looking out over the rear yard, this second double bedroom again has neutral décor and ample space for bedroom furniture. A built-in cupboard neatly conceals the property's boiler. There is grey carpet under foot, pendant lighting and floral curtains on a metal satin pole adorn the window. A door leads to the landing.

SHOWER ROOM 4'8" apx x 8'3" apx



This well appointed shower room is fitted with a walk-in shower, a pedestal hand wash basin with mixer tap and a matching low-level WC. The walls are partially tiled with marble effect tiles and there is wood effect vinyl plank flooring. Spotlights to the ceiling and a chrome heated towel radiator complete the room. A door leads to the landing.

EXTERIOR & PARKING



To the rear of the property is an Indian stone paved area perfect for a small table and chairs and beyond this are two off-road parking spaces.

NEW LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

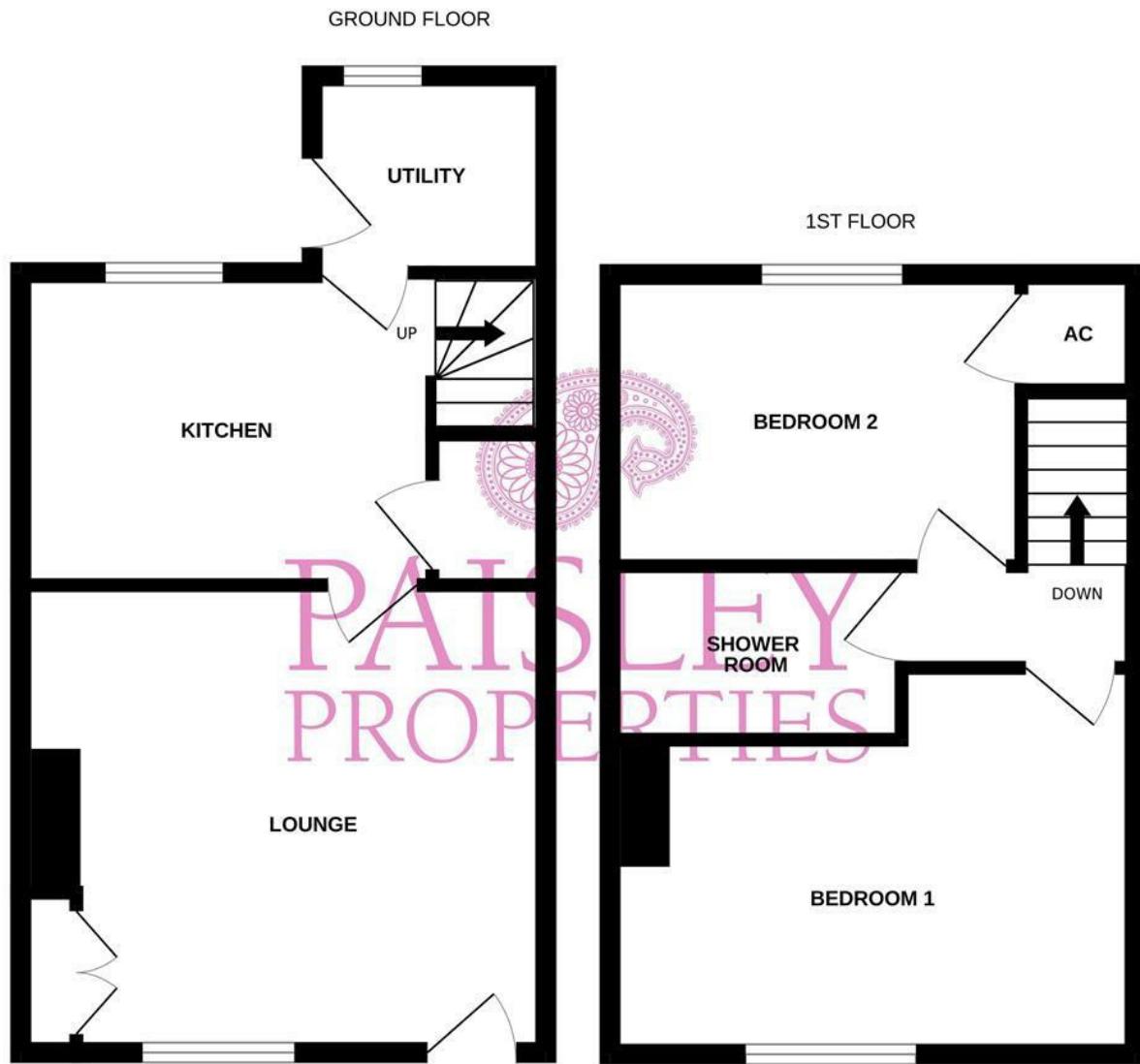
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES