



13 Lansdowne Walk  
PE2 7GD  
£1,150 Per month



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This well presented THREE bedroom end terrace home located in popular residential area close to amenities including shops, schools, bus routes and road links.

The property benefits from UPVC double glazing, gas central heating, modern fitted kitchen, lounge with laminate flooring, bathroom with shower over the bath, TWO double and ONE single bedroom, enclosed rear garden and off road parking.

The entrance door opens into the entrance porch, with access to the lounge with laminate flooring, stairs to first floor and door to the kitchen.

The kitchen is fitted with an attractive range of eye and base level units including built in electric oven, access to the conservatory

Located on the first floor are three bedrooms two double and one single, the two doubles offer built in wardrobes

The family bathroom is also located on the first floor and is fitted with a three piece suite including shower over the bath. The bathroom has vinyl flooring.

To the rear of the property is an enclosed rear garden mainly laid to lawn with a patio area and a shed.

To the side of the property there is off road parking for 2 cars.

The property is presented in very good condition throughout and is available on an unfurnished basis.

**\*\* The house has been completely redecorated and new Carpets \*\***

**\*\* No Pets Accepted \*\***





Porch:

Lounge:  
14'11" x 14'7"

Kitchen:  
14'11" x 9'5"

Conservatory:  
12'3" x 11'6"



Landing:

Bedroom One:  
10'11" x 8'3"

Bedroom Two:  
10'5" x 9'11"

Bedroom Three:  
7' x 6'6"

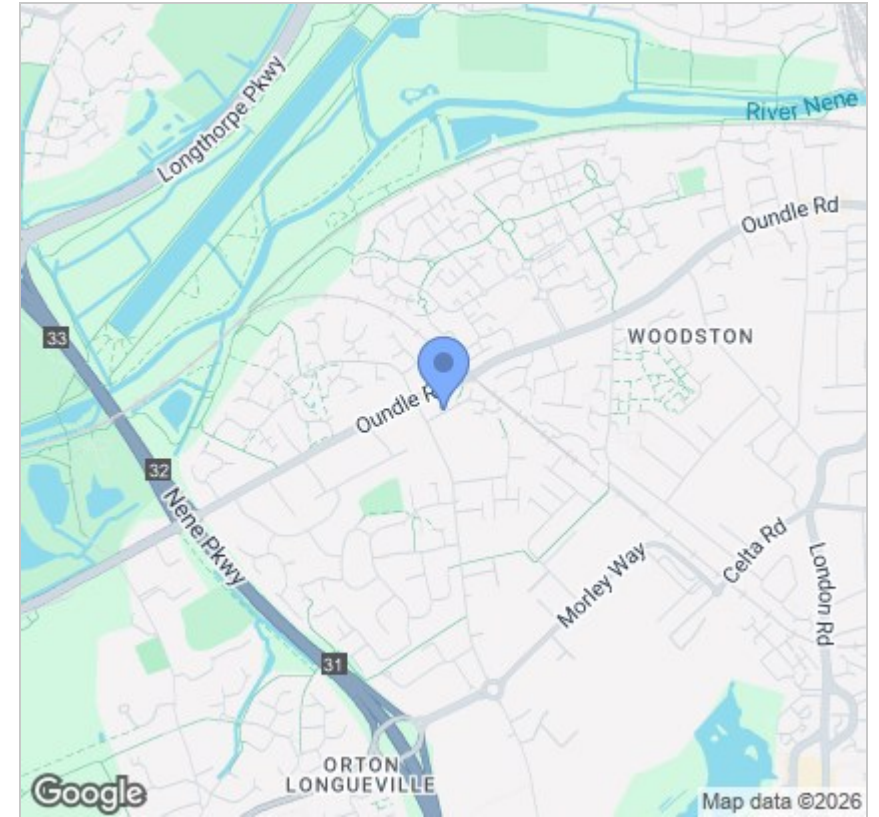
Bathroom:



## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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