



 **3**
Bedrooms

 **1**
Bathroom



TO LET – Well-Presented Three Bedroom Terraced House

Profectus Estates are pleased to present this **well-presented three-bedroom terraced house**, offering spacious and versatile accommodation throughout and ideally suited to a professional couple or family.

The **ground floor comprises two separate reception rooms**, providing excellent flexibility for use as a lounge, dining room, home office or additional living space. To the rear is a **modern fitted kitchen**, featuring a good range of contemporary wall and base units, an **integrated dishwasher** and vegetable rack. **Please note that a fridge freezer is NOT INCLUDED.**

The property also benefits from a **separate utility area**, which includes a **washing machine**, along with a **modern downstairs bathroom** complete with shower facilities.

Upstairs, there are three bedrooms, **comprising two good-sized bedrooms** and a **further single bedroom**, offering a practical layout for families, guests or home-working requirements.

Overall, this is a well-appointed property offering generous living accommodation, a modern kitchen and bathroom, and three bedrooms across two floors.

Early viewing is highly recommended to appreciate the size, layout and standard of accommodation on offer.

EPC Rating: D

Council Tax Band: B

