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HAMILTON STREET, PARKESTON



FOR RENT @ £850 pcm DEPOSIT £950

**2 BEDROOM MID-TERRACE HOUSE
20' LOUNGE/DINING ROOM
KITCHEN, BATHROOM, GAS C/H
DOUBLE GLAZING, 40' REAR GARDEN
AVAILABLE NOW, UNFURNISHED**

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UPVC entrance door to: -

Lounge/ Dining Room

20'6 x 11'3 (10'3 min). UPVC double glazed windows to front & rear, 2 radiators, door to: -

Kitchen

9'5 (14' 8 max) x 7'. Gloss white units comprising eye level cupboards with worksurfaces, drawers & base cupboards under, stainless steel single drainer sink with mixer taps, tiled splashbacks, gas boiler, **non-maintained** cooker, new vinyl flooring, 2 built in storage cupboards, UPVC double glazed window & door to side, stairs to first floor.

Landing

UPVC double glazed window to side, loft hatch, doors to all rooms.

Bedroom 1

11'3 (10'3 min) x 10'1. Dual UPVC double glazed windows to front, radiator.

Bedroom 2

10' x 8'3 (7'3 min). UPVC double glazed window to rear, radiator.

Bathroom

9'3 (7' min) x 7'. White suite comprising panelled bath with shower mixer taps, pedestal hand wash basin, close-coupled WC, new vinyl flooring, radiator, opaque UPVC double glazed window to rear.

Rear Garden

40' west facing rear garden, with **non-maintained** garden shed & enclosed by fencing. Please note there is right of way access to the garden and for the neighbouring properties.

Council Tax

Band A: £1,506.83 pa (April 2026 - March 2027).

