



DUCHY of LANCASTER

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bowring**

estate agents



2 DUNCOMBE TERRACE

£680PCM

Bilsborrow PR3 0RE

Being part of the Duchy of Lancaster Estate, this lovely well appointed two bedroom property is located within the village of Bilsborrow, being convenient for Preston, the M6 and rail networks.

Small rear flagged yard with access to the canal, off road parking for one car.

In line with the Duke Of Lancaster Housing Trust criteria, the property is offered to applicants with a local connection and available unfurnished on an Assured Periodic Tenancy. Long term tenants are sought.

Mains electricity, water and drainage. Gas central heating. Broadband connected. Double glazing throughout. Council tax band C. EPC rated C.

- Sitting room (3.7m x 3.6m)
- Dining kitchen (6.4m x 3.5m) with modern wall and base units, integral fridge and freezer, washing machine, dishwasher, single oven and hob. Space for dining table or sofa and having double doors out to enclosed yard.
- Double bedroom 1 (3.7m x 3.6m) with storage cupboard
- Double bedroom 2 (3.4m x 1.9m) with views over to the canal
- Modern house bathroom comprising bath, shower cubicle, washbasin and WC

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DIRECTIONS

What3words reference */// uplifting.cheaply.graphics*

Please note that the property is offered at an affordable rent and applicants will need to meet the trusts criteria. Please speak to the agents for further information.

Please note that carpets are due to be fitted on the stairs and first floor ahead of a tenancy commencing.

TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy, long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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