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23 VICTORIA ROAD, WORKINGTON, CUMBRIA CA14 2QT  
£650 PCM

AVAILABLE NOW is this traditional mid-terraced home located close to the town centre and its nearby amenities including a Primary School. The property comprises two reception rooms, a galley style kitchen and bathroom with the first floor comprising two double bedrooms with bedroom two leading to bedroom three. The property also has a yard to the rear with gated access.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £650.00.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC band: D

## Entrance Porch

Accessed via a uPVC double glazed door. Wooden door leading to:-

## Lounge

12' 8" x 11' 2" (3.86m x 3.40m) uPVC double glazed window, radiator, BT point. Stairs to first floor. Wooden door to:-

## Dining Room

12' 7" x 11' 1" (3.84m x 3.38m) uPVC double glazed window, radiator. Understairs storage cupboard. Coal effect gas fire housed in a wooden surround with marble backplate and tiled hearth. Door to:-

## Kitchen

12' 1" x 7' 8" (3.68m x 2.34m) Fitted with a range of wall and base units housing a 4 burner electric hob with single electric fan oven, stainless steel sink and drainer with mixer tap. Laminate worktop. Wall mounted combi boiler. uPVC double glazed window. Laminate flooring. Opening to:-

## Inner Hall

Storage cupboard. uPVC door to rear yard. Wooden door to:-

## Bathroom

6' 6" x 7' 1" (1.98m x 2.16m) Fitted with a white three piece suite comprising of WC, wash hand basin and bath with mains mixer shower over. Partially tiled. Radiator. uPVC double glazed window with frosted glass. Laminate Flooring

## Bedroom one

12' 8" x 11' 4" (3.86m x 3.45m) uPVC double glazed window. Radiator

## Bedroom Two

12' 6" x 11' 11" (3.81m x 3.63m) uPVC double glazed window. Radiator. Wooden door to:-

## Bedroom Three

12' 4" x 7' 3" (3.76m x 2.21m) uPVC double glazed window. Radiator.

This room is accessed via bedroom two and has a step down into it.

## Externally

The property benefits from a rear yard.

## Information

Council Tax Band: A

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

## Directions

Heading into Workington via the A596, follow the road until you reach a roundabout. Take the first left and continue onto Harrington Road. Keep going until you reach a mini roundabout and head straight across. Take the next right onto Victoria Road. Number 23 can be located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.