



£750 pcm

1 Bathroom

2 Bedrooms

PROPERTY FEATURES

- Council Tax Band A (students must provide an exemption)
- Damage Deposit £865.38 (5 weeks rent)

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An excellent two bedroom unfurnished semi-detached house over two floors and enjoying a good standard of finish and modern specification.

The property is located towards the top of a cul-de-sac and is part of a very well regarded residential estate. Local amenities and shops are close to hand.

Modern features include : gas central heating, UPVC double glazing and a fitted kitchen.

Externally the gardens are to front and rear ideal for family use. Parking is provided by street parking on the no through road.

Council Tax Band A (students must provide an exemption)

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Accommodation

Entrance Porch

Entered via a glass pained door with secondary door into:

Entrance Hall

Providing access to ground and first floor accommodation.

Living Room (Front)

5.37m x 3.45m (17' 7" x 11' 4") approximately
Into a large bay window maximising natural light, this substantial room is perfect for day to day family living and features laminate flooring phone and satellite sockets.

Kitchen

4.45m x 2.48m (14' 7" x 8' 2") approximately
Fitted with a comprehensive range of cherry wood style units to wall and base with laminated work surfaces incorporating a four ring gas hob, oven under and filter over. Other features include plumbing for appliances, space for fridge-freezer, splash backs, half bay window overlooking the rear garden, under stair storage cupboard and rear garden access.

Landing

Accessing first floor.

Bedroom One (Front)

3.25m x 3.79m (10' 8" x 12' 5") approximately
Fitted with wardrobes and into a half bay window maximising natural window. An excellent double bedroom.

Bedroom Two (Rear)

2.61m x 2.42m (8' 7" x 7' 11") approximately
A double bedroom.

Bathroom & Toilet

Fitted with a white three piece suit with toilet, sink and bath with electric shower over and shower screen. Other features include; extractor, vinyl flooring and part wall tiling.