



£600 pcm



1 Bathroom



2 Bedrooms

PROPERTY FEATURES

- Superbly presented, part furnished
- Prestigious location
- Two bedroom, modern specification

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Available 13/05/2025

Two bedroom part furnished mid terraced cottage situated on sought after residential street within easy reach of local schools, shopping facilities and Metro. Internally, modern features include gas fired central heating from combination boiler, UPVC double glazing, fitted kitchen, luxury bathroom with mains shower, spot lighting and alarm system. Internally the accommodation briefly comprises, ground floor: reception hall, spacious living room with stairs to first floor, fitted breakfasting kitchen, spacious double bedroom, rear lobby and bathroom/WC. First floor accesses a further double bedroom into roof void. Externally there is a predominantly South facing rear yard with roller shutter door providing vehicle access. Viewing essential.

Damage deposit £692.30 (5 weeks)

Council tax band A

UPVC Entrance Door
Into:

Reception Hallway
Providing access to the main body of the ground floor accommodation with dark oak style laminate flooring, moulded cornice, feature arch, spot lighting and radiator.

Living Room
5.00m x 3.99m (16' 5" x 13' 1") approximately
Overlooking the predominantly South facing rear elevations therefore maximising the degree of natural light, this well proportioned and superbly presented room as a focal point features an inglenook with wood feature, open stair turned staircase to first floor accommodation, continuation of the dark oak style laminate flooring, satellite television aerial point, telephone point, radiator and door directly through to:

Fitted Kitchen
3.88m x 2.29m (12' 9" x 7' 6") approximately
Fitted with a comprehensive range of traditionally styled mahogany style units to wall and base with stone effect laminated roll top work surfaces over incorporating a 1½ basin stainless steel drainage sink with chrome monobloc tap fitting and five ring gas hob with brushed steel electric oven under and filter hood over. Other benefits include plumbing for appliances, ample space for upright larder fridge freezer, breakfast bar, tiled splash backs, spot lighting and continuation of the dark oak laminate flooring.

Bedroom One (Front)
3.85m x 3.78m (12' 8" x 12' 5") approximately
With oversized window maximising natural light, superbly proportioned double bedroom with moulded cornice, spot lighting and radiator.

Rear Lobby
With UPVC rear access door, continuation of the dark oak style laminate flooring, spot lighting, storage cupboard and door into:

Bathroom/WC
Fitted with a contemporary white three piece suite with chrome furniture including low level WC, pedestal hand basin and panelled bath over which there is a retractable screen and chrome mains operated power shower. Other benefits include waterproof panelling to walls, cornice, ceramic floor tiling, wall mounted mirror, display shelving and radiator.

Bedroom Two (First Floor)
4.73m x 4.88m (15' 6" x 16' 0") approximately
Into the roof void and with restricted head height to both sides, a well proportioned double bedroom with open stairwell and exposed feature ceiling beams. Other benefits include Velux window, spot lighting and radiator.

Externally
To the rear of the property and predominantly Southerly aspect is a yard with roller shutter door providing vehicle access. Also ideal for summer barbeques.