

The property is entered through an entrance door into lobby area with laminate flooring and central heating radiator. Space and point for a fridge/freezer.

**Kitchen 7'6" x 6'4"**

Base and wall cabinets in a birch finish with contrasting dark worktops over. Built under stainless electric oven, halogen hob and stainless chimney extractor fan. Plumbing for an automatic washing machine and a dishwasher. Single stainless sink with mixer taps and waste tap above which is a side facing window. Central heating radiator and slate effect laminate flooring.



**Lounge 14'10" x 12'**

Has a laminate flooring, front facing bay window with central heating radiator beneath. Has an open plan staircase to the first floor.



Landing has access into loft space with a pull down loft ladder, is boarded and has a light. The loft has blown air heating and cooling. There is a purpose built over stairs storage cupboard with shelves.

**Bedroom One 9'6" x 11'6"**

Has a built in walk in wardrobe, front facing window with central heating radiator beneath.



**Bedroom Two 6'3" x 9'2"**

Has a front facing window with central heating radiator beneath.

**Bathroom 7' x 6'1"**

Fully tiled and furnished with a white suite comprising of a panelled bath, has a plumbed in shower with shower rail and curtain. To one wall there is a range of vanity cabinets and drawers with wash hand base set onto dark worktop. There is a close coupled low flush WC. Side facing obscure window, multi functional spotlights and shelving. Ceramic tiled floor and central heating radiator.



**General Information**

The property benefits from double glazed windows.

**To view the property**

Please contact the office on 01246 432211

**Rental procedure**

If you are interested in taking a tenancy of the property you will first of all need to complete an application form, we carry out credit searches and full references, please ask us for more details. The referencing fees are:

Single applicant - £100

Two applicants - £150

If a guarantor is required there is a further fee of £50 for each guarantor.

Please note that the landlord has stipulated no pets and none smokers only.

