



Affitto Estate Agents bring to the market this modern three bedroom family home situated closely to all amenities and the city centre.

The accommodation comprises of a fitted dining kitchen which comes complete with wall and base units, work surfaces, stainless steel sink, mixer tap and a gas hob.

The lounge is fitted with laminate flooring and has a feature fireplace.

A carpeted staircase leads to the first floor hallway, where you will find the family bathroom, which comes complete with a three piece bathroom and over bath shower

All three of the bedrooms are carpeted, the master also includes fitted wardrobes

The property further benefits from front and rear gardens, UPVc double glazing and central heating throughout, off road parking and a garage.

Property is available to view now and move in now - contact us today to avoid disappointment!

Deposit: £1,494.23

Holding Deposit: £298.84


Parking options: Off Street

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 85 |
| (55-68) D | | |
| (39-54) E | 50 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales <small>EU Directive 2002/91/EC</small>  | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.