



RUTLAND STREET

GRANGETOWN





RUTLAND STREET

GRANGETOWN, CF11 6TD - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



897.00 sq ft

JeffreyRoss are proud to bring to the market this two bedroom house on the ever popular Rutland Street in Grangetown. Ideally located with a small park just across the road and walking distance from the amenities of Clare Road and just a further 10 minutes from the City Centre this property is perfect for a young couple. The property briefly comprises of entrance hallway, large open plan living room / diner, fitted kitchen to the rear with appliances included further leading out to a beautiful south-easterly facing garden with lawn and patio seating area at the rear. The first floor of the property further comprises of a large bathroom with walk in shower, two good sized double bedrooms with the master being at the front of the property. The property further benefits from Gas Central Heating and is offered part-furnished.

EPC Rating: C

Council Tax Band: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

Mr Gwyn Davies

gwyn@jeffreycross.co.uk

Lettings Manager







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Rutland Street, Grangetown





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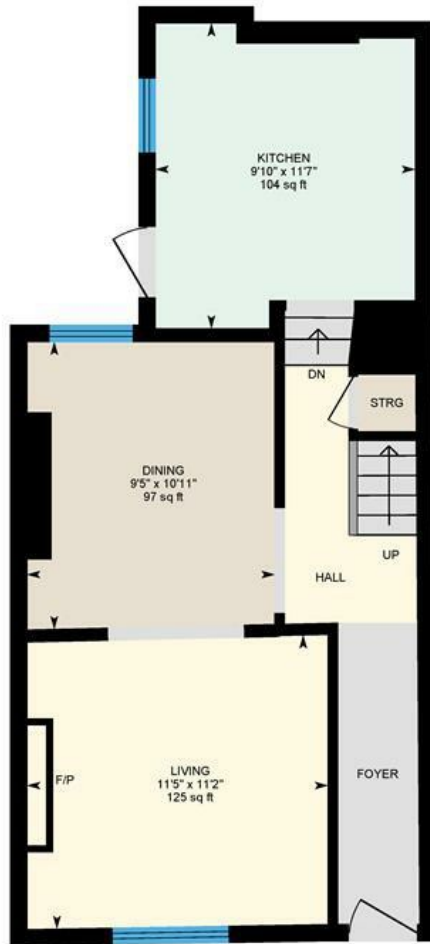
Stylish two bedroom terrace home, large garden and close to all the local amenities Grangetown has to offer.

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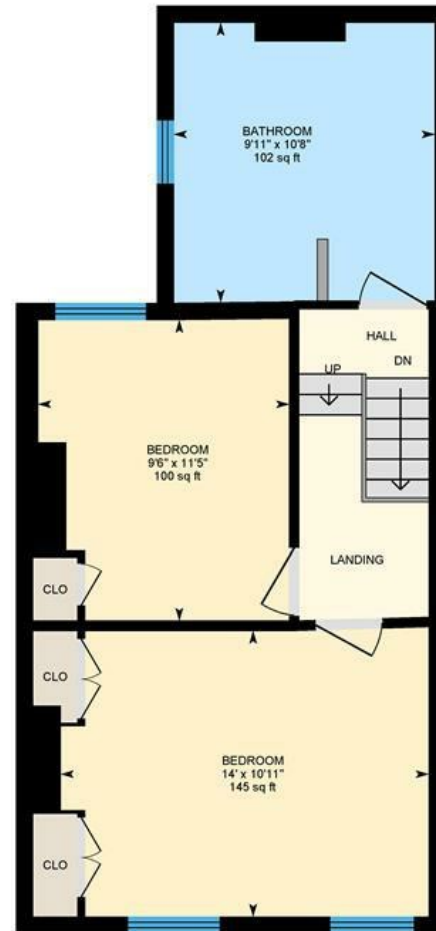
Comments by Mr Gwyn Davies

41 Rutland St, Saltmead, CRF

Main Building: Total Interior Area: 897.16 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Jeffrey Ross