



2 Queens Row

High Street, Spratton, NN6 8HZ

£1,100 PCM



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A recently redecorated stone and part-rendered mews-style three double bedroom townhouse arranged over three floors. The property has been finished to a high standard and benefits from a security alarm, fitted wardrobes to two bedrooms, integrated kitchen appliances, and two allocated parking spaces.



Paragraph

Unfurnished Accommodation: Entrance hall, open plan living area/kitchen, cloakroom/wc, three double bedrooms, en suite shower room to master, family bathroom, two allocated parking spaces. No pets permitted. Energy Rating B.

The front door opens into an entrance hall with stairs leading down to the open-plan living area and kitchen. The kitchen is fitted with cream soft-close cabinets, a ceramic hob, electric oven, integrated fridge, freezer, dishwasher, and washer-dryer, complemented by ceramic floor tiling and an understairs storage cupboard. A door leads to the cloakroom/WC, which also has a tiled floor.

The lounge area features French doors opening onto the rear garden, which includes a patio, lawn, shed, and a pedestrian gate providing access to the two allocated parking spaces on Manor Road. From the entrance hall, there is access to two further bedrooms and the family bathroom. Bedroom two benefits from mirror-fronted fitted wardrobes, while the bathroom includes a shower over the bath with a glazed screen, WC, basin, heated towel rail, and tiled floor.

Stairs from the entrance hall lead to a landing with a storage cupboard housing the boiler and access to the master bedroom. The master bedroom features a dormer window, mirror-fronted fitted wardrobes, and an en suite with shower, WC, basin, heated towel rail, and tiled floor.

Lounge/ Kitchen 25'07" × 15'06" (7.80 m × 4.72 m)

Master Bedroom 16'04" × 11'11" (4.98 m × 3.63 m)

En-suite 7'09" × 4'11" (2.36 m × 1.50 m)

Bedroom 2 11'05" × 8'08" (3.48 m × 2.64 m)


Bedroom 3 11'11" × 8'08" (3.63 m × 2.64 m)

Bathroom 6'08" × 6'06" (2.03 m × 1.98 m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	86	
(69-80) C		
(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 	

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