



£1,195 Per
Calendar Month

- Mid Terrace House
- Three Bedrooms
- Kitchen Breakfast Room
- Off Road Parking Available Early December
- EPC Energy Rating D (66)

** VIEWINGS FULLY BOOKED ** Robert Luff & Co Lettings are pleased to offer this three bedroom house located in Boxgrove. The accommodation comprises; lounge, kitchen breakfast room, three bedrooms and a wet room. External benefits include a rear garden and off road parking to the front. Available early December.

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Accommodation

Porch

Part obscured double glazed front door, double glazed window to front, laminate flooring, internal door to inner hall, radiator, stairs to first floor.

Lounge 11'5" x 14'2" (3.49 x 4.34)

Feature fireplace with stone surround and hearth, double glazed window to front, radiator, laminate flooring, opening to kitchen / diner, cup under stairs housing gas and electricity meters.

Kitchen / Breakfast Room 14'9" x 8'8" (4.52 x 2.65)

Range of matching floor and wall units with inset one and half bowl composite sink with mixer tap over, space and plumbing for washing machine, freestanding oven with extractor over, fridge / freezer, tiled splash backs, tiled floor, double glazed window to rear, full height double glazed patio doors to garden.



First Floor Landing

Loft access, built in storage cupboard with shelving.



Wet Room 5'0" x 5'7" (1.54 x 1.72)

Low level W.C, electric power shower with curtain over, wall mounted wash hand basin, obscured double glazed window to rear, walk in shower area, tiled walls, extractor fan.

Bedroom One 8'5" x 11'6" (2.57 x 3.51)

Double glazed window to rear, built in storage cupboard offering hanging and shelving, radiator.

Bedroom Two 8'5" x 9'8" (2.57 x 2.95)

Double glazed window to front, radiator, built in storage offering hanging and shelving.

Bedroom Three 6'4" x 6'0" (1.95 x 1.85)

Double glazed window to front, radiator.

Rear Garden

West facing, mainly laid to lawn, patio area, fenced surround, rear access gate.

Front Garden

Laid to hard standing with parking, flower and shrub borders, low level retaining front wall.

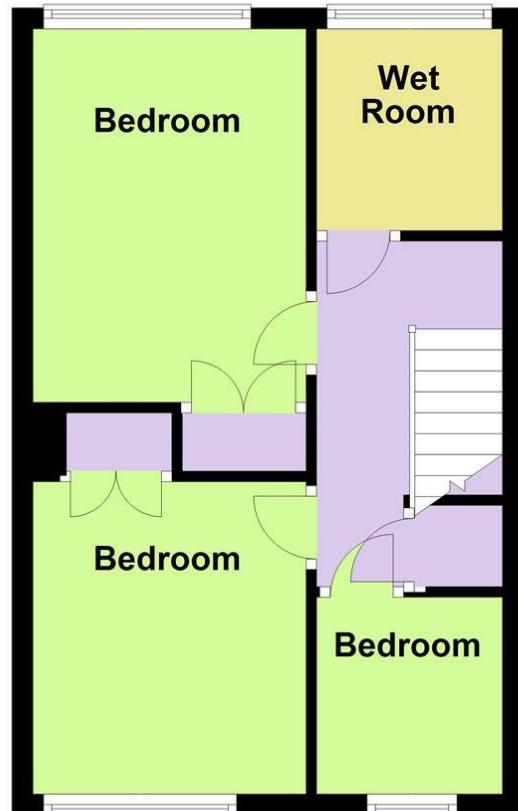


Floorplan

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	82
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.