



**Chequers 28A New Road, Clifton, SG17 5JH**

**£1,500 PCM**

A three bedroom detached house located in the sought after village of Clifton. The property is presented in good order throughout and comprises of entrance hall, lounge, kitchen/dining area, cloakroom, three bedrooms and spacious bathroom. No pets or children.

### Entrance Hall

Entrance door, stairs to first floor.

### Living Room 22'7" x 13'8" (6.9 x 4.18)

Two sets of hardwood doors opening out onto the front elevation. Wall lights and ceiling lights. Two radiators.

### Kitchen/Breakfast Room 12'5" x 10'0" (3.8 x 3.07)

Fully fitted kitchen with range of wall and base units - cream fronted. Included ceramic hob and built under electric oven. Freestanding dishwasher. UPVC window to rear. Radiator.

### Cloakroom/Utility

Utility area - Includes washing and separate tumble dryer, worktop surface area above. Airing cupboard with shelving. Wall mounted boiler. Cloakroom area - Low level WC and pedestal wash hand basin. Radiator.

### Landing

Access to all rooms, window to rear.

### Bedroom One 15'11" x 12'7" (4.87 x 3.84)

uPVC window to front elevation. Wall lights and ceiling lighting. Large set of dividing doors leading to Bedroom two. Radiator.

### Bedroom Two 12'4" x 10'1" (3.77 x 3.08)

uPVC window to front elevation. Radiator.

### Bedroom Three 12'2" x 10'2" (3.73 x 3.11)

uPVC window to rear. Radiator.

### Bathroom

Four piece bathroom suite comprising: Separate shower enclosure with electric shower, low level W.C, large wash hand basin with pedestal, bath tub. Velux roof window. Radiator.

### Front Garden

Patio area with gravelled driveway.

### Rear Garden

Gravelled area with fence boundary and conifers.

### Agents Notes

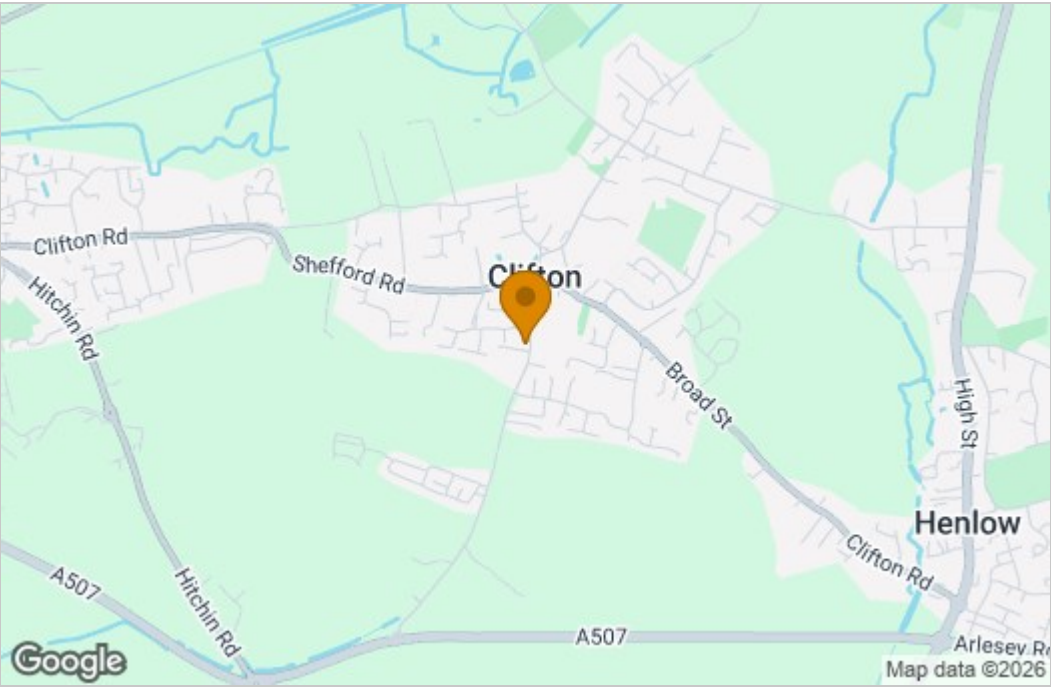
Tenancy term minimum 6 months.

Council Tax band C.

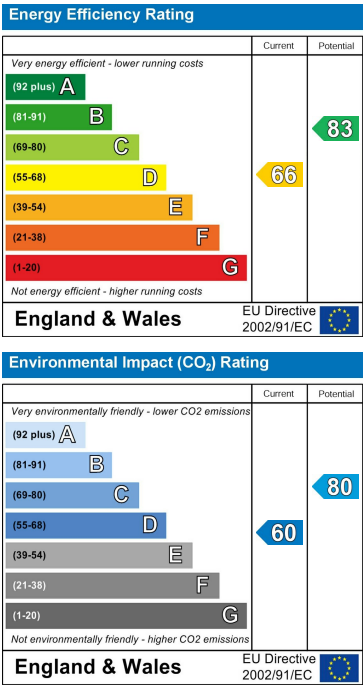
Deposit £1730.

Floor Plan

Area Map



Energy Efficiency Graph



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