

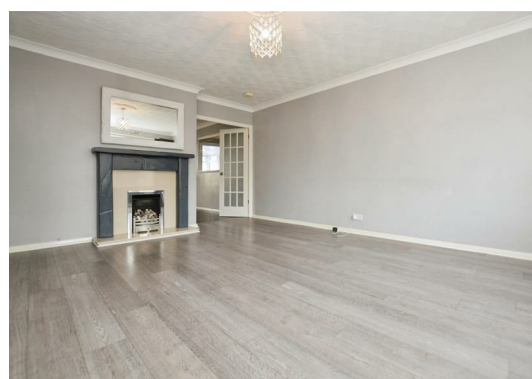


**18 Timberland, Scunthorpe
DN16 3QA
£875 Per Month**

New to the market to let we have this well presented three bedroom property located in the Timberlands area of Scunthorpe. Spacious throughout with a good sized lounge, dining area, kitchen, conservatory and W/C on the ground floor. On the first floor can be found all three bedrooms and family bathroom.

The property provides off road parking to the front and there is an enclosed garden space to the rear, with a garage.

All tenancies are available on an initial 6 months short-term agreement, with the option to continue on a monthly periodic basis thereafter.



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		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC		

