



£995 PCM

THREE BEDROOMS* *DECEPTIVELY SPACIOUS* *QUIET BACKWATER LOCATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *GARDEN

Available To Let is this three bedroom cottage located in the backwater location on Towngate just off Wrose Road. This home offers a perfect blend of modern living and traditional character. Upon entering, you will be pleasantly surprised by the deceptively spacious layout that this home provides.

The property boasts a contemporary kitchen, thoughtfully designed to meet the needs of today's lifestyle, open to dining space. The modern bathroom complements the home beautifully, featuring stylish fixtures and fittings that enhance the overall appeal.

With three well-proportioned bedrooms, this house is perfect for families or those seeking extra space for guests or a home office. Each room is filled with natural light, creating a bright and airy atmosphere throughout.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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