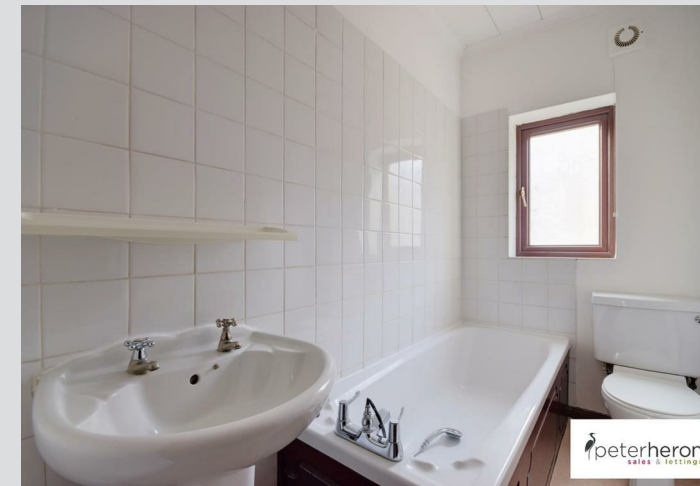




P Permit  
holders only  
Mon - Sat  
9.30 - 10.30 am  
2.30 - 3.30 pm







This three-storey house features an integral garage to the rear and enjoys a convenient location in the City Centre. Internally the accommodation on the ground floor is accessed via an entrance hall with staircase to the first floor and access to a lobby connecting through to the garage. On the first floor there is a lounge and a kitchen whilst to the top floor there are two bedrooms and a bathroom/wc. Benefits of the property include double glazed windows and gas central heating to radiators. This ideal location provides easy access to an extensive range of amenities, shopping facilities, cafes, bars and restaurants as well as offering excellent transport connections. Available September 2026, on an unfurnished basis.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Hall

Radiator, staircase to first floor and door to

## Lobby

Door to garage.

## First Floor Landing

Radiator and staircase to top floor.

## Lounge 11'8" x 11'7" maximum measurements



Double glazed window to front and radiator.

## Kitchen 11'8" x 7'10"



Wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include an hob and oven, space for fridge freezer and washing machine, radiator, two double glazed windows to rear and wall mounted boiler.

## Top Floor Landing

## Bedroom 1 9'9" not including fitted robes x 11'7"



Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 2 7'10" x 6'9"



Double glazed window to rear and radiator.

# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin and bath, radiator and double glazed window.

## Garage 20'11" maximum into recess x 11'10"

Integral garage access from the rear lane with a roller shutter access door and internal door to lobby.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## Office Opening Hours

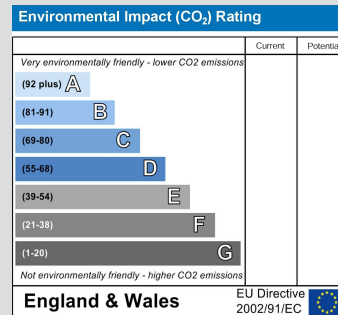
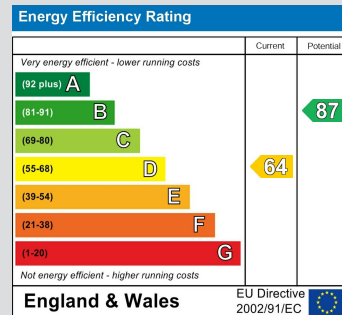
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Lettings Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

## Council Tax

The Council Tax Band is Band A.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106114