



Cannon Grove, TS17 5DB
2 Bed - House - Semi-Detached
£795 Per Calendar Month

Council Tax Band: B
EPC Rating: D
Tenure:



SMITH &
FRIENDS
ESTATE AGENTS



Cennon Grove, TS17 5DB

*** AVAILABLE JULY ***

A lovely two bedroom semi detached house on a corner plot in a cul-de-sac location in the popular Sober Hall area of Ingleby Barwick.

The property briefly comprises: Entrance Porch, Living Room and a Fitted Kitchen/Dining Room with French Doors to the Rear Garden.

The First Floor Provides a Small Landing with Two Bedrooms and a Family Bathroom/WC.

Externally, the property benefits from an Enclosed Rear Garden with Patio Area and a well maintained Lawn, In addition the property has a Single Garage and Driveway.

For a viewing contact Smith & Friends - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

PART - FURNISHED / NO SMOKERS

REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa

RENT £795 PCM

BOND £917

(Application is subject to a Holding Fee - please refer to our website for further details)

GROUND FLOOR

Entrance Porch

3'3" x 3'2" (1.00m x 0.98m)

Living Room

14'4" x 12'7" (4.39m x 3.85m)

Kitchen / Diner

7'10" x 12'5" (2.40m x 3.79m)

FIRST FLOOR

Landing

5'1" x 3'4" (1.56m x 1.04m)

Bedroom 1

11'6" x 9'6" (3.51m x 2.90m)

Bedroom 2

11'1" x 6'7" (3.38m x 2.03m)

Family Bathroom

7'10" x 5'7" (2.39m x 1.72m)

SINGLE GARAGE





Ground Floor



Floor 1

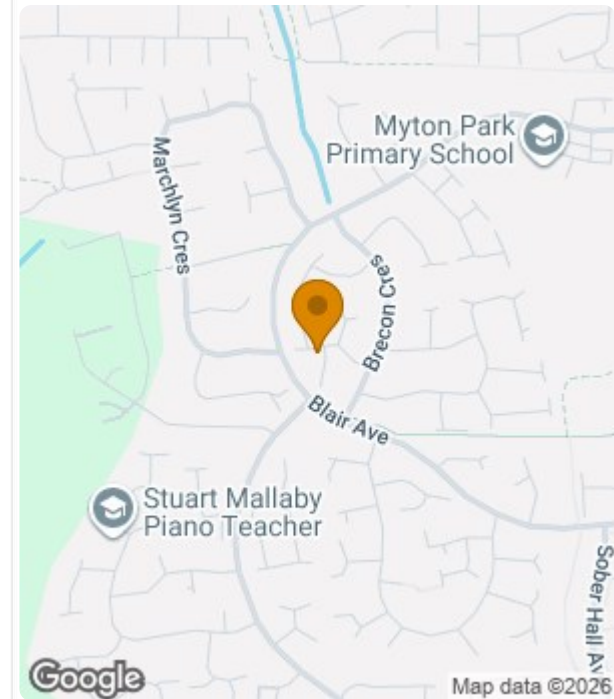


Approximate total area¹⁾
562 ft²
52.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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