



Woodstock Way, Clavering, TS27 3QB
2 Bed - House - Mid Terrace
£675 Per Calendar Month

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



Woodstock Way, Clavering, TS27 3QB

A two bedroom mid terraced property occupying a pleasant set back position on Woodstock Way in a popular part of the Clavering Estate. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation features uPVC double glazing, with a layout which briefly comprises: entrance porch through to a generous lounge with feature fire surround and stairs to the first floor, the kitchen is fitted with units to base and wall level with a range of built-in appliances included. To the first floor are two good size bedrooms, with bedroom two benefitting from wardrobes, they are served by the bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens with a garage located to the rear.

UNFURNISHED

REQUIRED EARNINGS: Tenants £20,250 pa; Guarantor, if required £24,300pa

BOND £778

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



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed side screen, door to:

LOUNGE

16'1 x 11'8 (4.90m x 3.56m)

A good sized lounge with uPVC double glazed window to the front aspect, feature fire surround, dado rail, coving to ceiling, single radiator.

KITCHEN

11'8 x 8' (3.56m x 2.44m)

Fitted with a range of units to base and wall level, roll-top work surfaces, inset one and a half bowl single drainer sink unit, built-in oven, hob and extractor, integrated fridge and freezer, space for free standing appliances, tiled splashback and flooring, uPVC double glazed window and door to the rear, chrome heated towel radiator.

FIRST FLOOR

LANDING

Access to both bedrooms and bathroom, hatch to loft space.

BEDROOM 1

11'9 x 10' (3.58m x 3.05m)

uPVC double glazed window to the front aspect, single radiator.

BEDROOM 2

11'9 x 8'2 (3.58m x 2.49m)

uPVC double glazed window to the rear aspect, fitted wardrobes, single radiator.

BATHROOM/WC

8'9 x 5' (2.67m x 1.52m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, electric shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling to splashback and flooring, heated towel radiator, extractor fan.

OUTSIDE

The property features low maintenance gardens to the front and rear.

GARAGE

Located to the rear of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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