





**Mather Marshall are pleased to present this lovely two bedroom terrace family home which is perfectly located in close reach to a number of local shops and accessible to excellent public transport links.**

**The property comprises of a spacious lounge diner, modern fitted kitchen, two good sized double bedrooms, three piece bathroom suite with over head shower.**

**Other benefits include, a large rear garden, 2 allocated parking spaces. The property is offered part furnished and is available middle of September.**

**Call today for your viewing, 01438 364445**

**Tenant set up Fee: £100.00 plus VAT per person and guarantor, check in fee £75.00 and check out fee £80.00**

**Deposit: £925.00**



### Entrance Hall

Door to front, stairs to first floor, door to kitchen and lounge

### Kitchen

Modern fitted kitchen, range of base and wall cupboards, oven and hob and white goods.



### Lounge/Diner

Large lounge with patio doors to garden, neutral decoration, sofa and dining table.



### Bedroom One

Good sized bedroom, recently redecorated, double bed.



### Bedroom Two

Good sized double room, double wardrobe, built in storage and airing cupboard, neutral decoration and laminate flooring.



### Bathroom

Three piece bathroom suite with over head shower.



### Garden

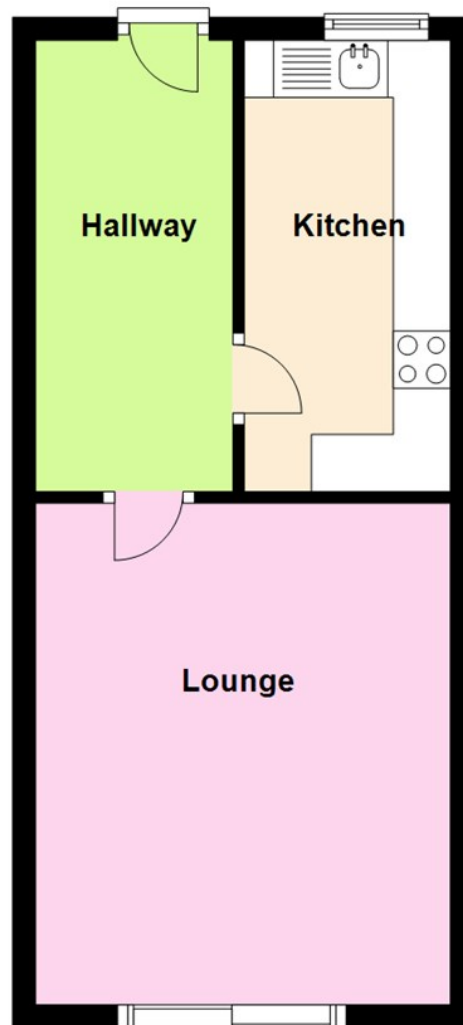
Good sized garden, patio area, mainly laid to lawn with mature beds, shed.





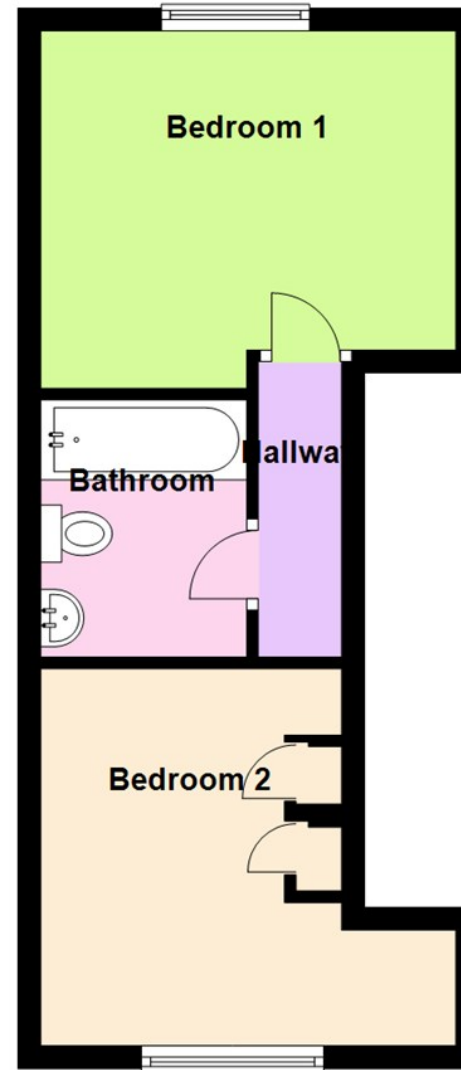
## Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.4 sq. feet)



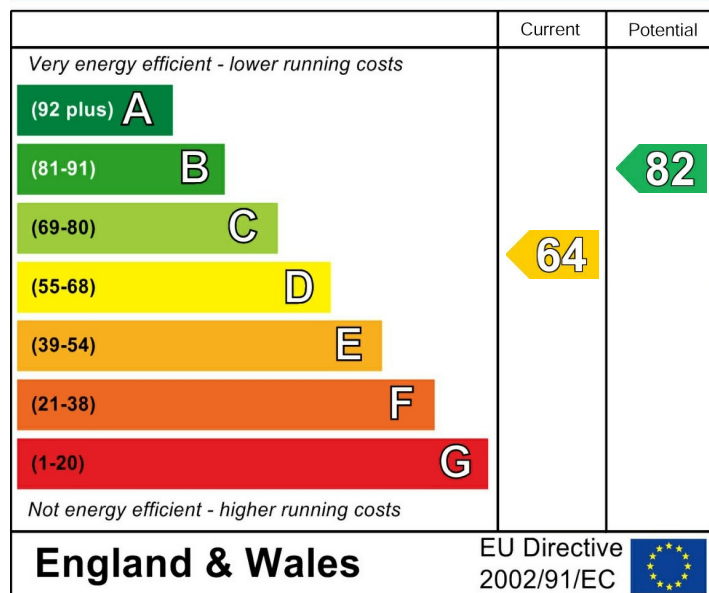
Total area: approx. 58.0 sq. metres (624.2 sq. feet)







## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

