

Maxwell

Estate Agents

www.maxwellestateagents.com

Tel: 01481 248123

REF: OR1016

Monthly Rental £ 2,999.00



A Category D Open Market Unfurnished Property The Property is approached through a residential clos WITHIN THE Green Lanes With spacious accommodation throughout. Benefitting from an integral garage and rear terraced garden. Situated on the outskirts of Town. Regret NO SMOKERS OR PETS, Deposit and Refs Required, AVAILABLE MID August 2024 IDEAL FOR WORK COLLEAGUES TO SHARE.



Entrance Hall

6.900M (22'7") x 2.084M (6'10") MAX

- Fitted carpet
- Radiator
- Recessed ceiling lights
- Under stair storage
- Staircase up to first floor landing
- Doors to living accommodation

Shower Room

2.087M (6'10") x 2.306M (7'6") MAX

- Upvc obscure glazed window to rear aspect
- Pedestal hand basin
- Shower cubicle
- WC
- Tiled splash back



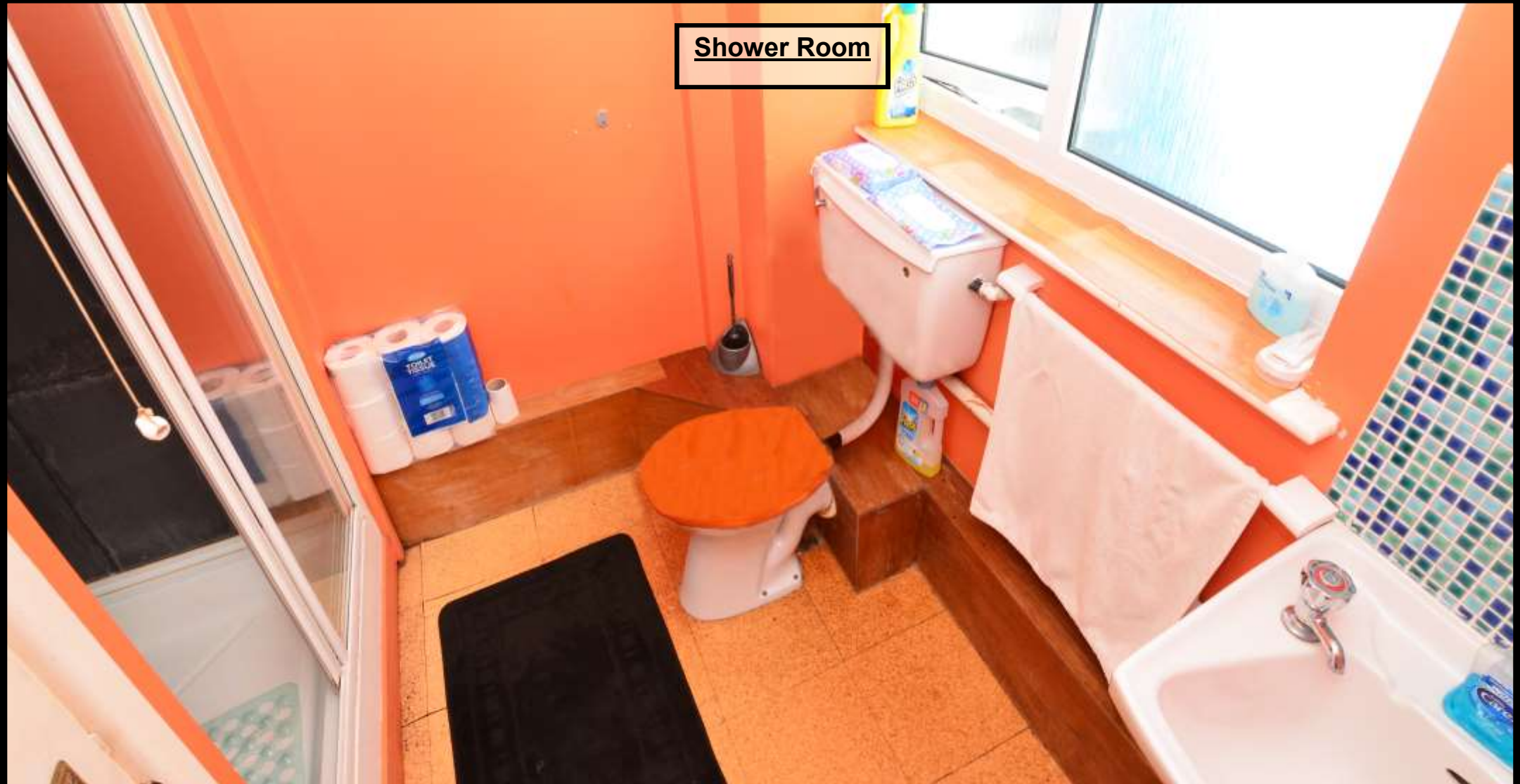
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Shower Room



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Utility

2.205M (7'2") x 2.541M (8'4")

- Upvc obscure glazed door to rear garden
- Appliances include: Indecit washing machine, Hotpoint tumble dryer
- Corner sink

Garage

6.186M (20'3") x 2.510M (8'2")



Kitchen

2.734M (8'11") x 2.003M (6'6")

- Upvc glazed window to rear aspect
- Laminate wood flooring
- Worktops with stainless steel sink with drainer
- Archway to dining area
- Floor and wall units in wood
- Appliances including: Future fridge freezer, Gas 4 ring hob and oven/grill



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Kitchen

- Radiator
- Vent Axia fan
- Vinyl flooring
- Large wall mirror



Dining Area

4.007M (13'1") x 2.642M (8'8")

- Upvc glazed window to rear aspect
- Radiator
- Fitted carpet



Living Area

4.431M (14'6") x 4.764M (15'7")

- Radiator
- Fitted carpet
- Large upvc window to front aspect
- Stairs to second floor sleeping accommodation
- Arch to dining area
- TV/ SAT points



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Living Area



Family Bathroom

2.353M (7'8") x 2.007M (6'7")

- Upvc obscure half glazed door rear aspect
- Panel bath with over shower and side curtain
- WC
- Hand basin with pedestal
- Mirrored wall units



Bedroom 2

3.454M (6'7") x 2.6420M (5'11")

- Upvc glazed window to rear aspect
- TV/ SAT points
- Radiator



Master Bedroom

4.271M (14') x 2.640M (8'7")

- Fitted carpet
- TV/ SAT points
- Upvc glazed window to front aspect
- Built in wardrobe
- Radiator



Bedroom 3

3.361M MAX (11') x 2.011M (6'7")

- Upvc glazed window to side aspect
- Fitted carpet
- Fitted shelving



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Master Bedroom



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Rear Garden

- Low maintenance garden
- Patio area
- Bound by fencing



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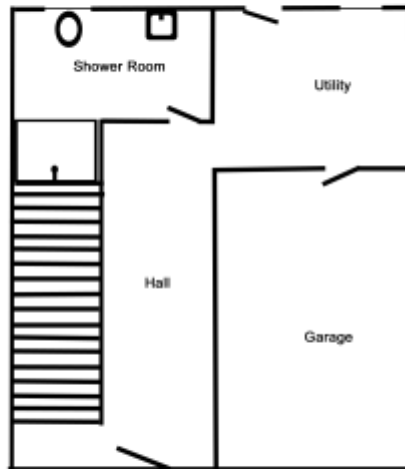
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Front Exterior

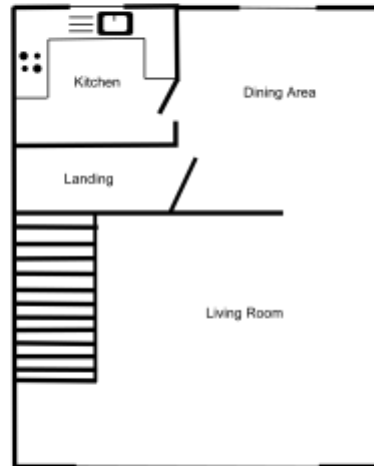
- Low maintenance front garden
- Private parking
- Outside Light
- Access to garage



FLOOR PLAN



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

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ADDITIONAL INFORMATION

TRP: TBC
PERRY'S REF: T B4

SERVICES

MAINS DRAIN
MAINS WATER
MAINS ELECTRIC

VIEWINGS

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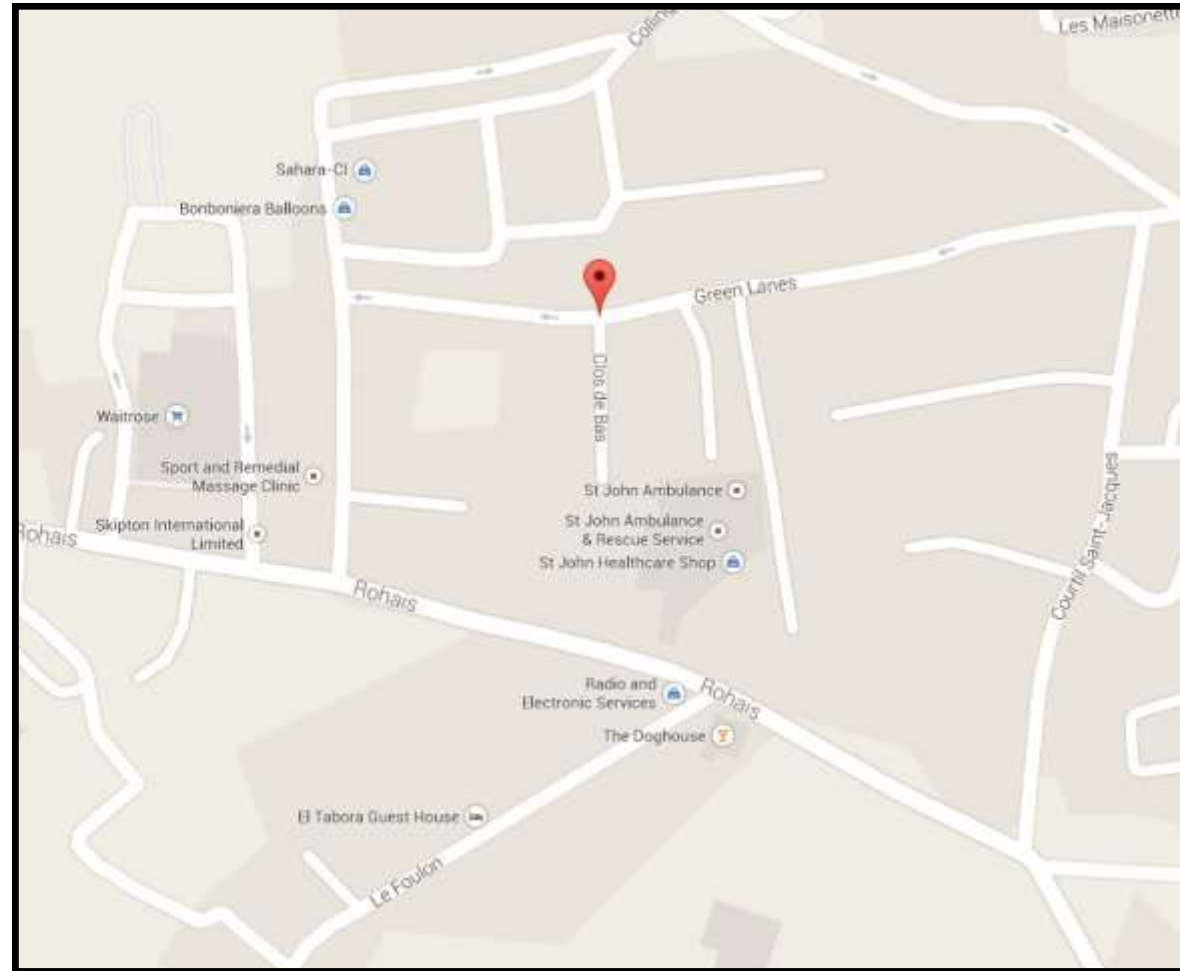
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