



 1
Bedroom

 1
Bathroom



AVAILABLE FROM EARLY SEPTEMBER 2021, is this fully furnished **DOUBLE BEDROOM WITH ENSUITE** in a house share. Located to the top floor, the property offers views over the garden to the rear, modern furnishings & ensuite shower room. There is a communal kitchen & living room with all amenities available for use. There is also a laundry room & maintained garden.

FULLY FURNISHED TOP FLOOR DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM.

Located to the top floor, this double bedroom is available fully furnished & overlooks the garden to the rear and has its own ensuite shower room.

Well presented & offering modern finishes, the room is situated within a six bedroom house share, which is otherwise fully occupied. Presented to an exceptionally high standard, the property offers a mixture of modern & contemporary fixtures, whilst retaining many character features. Fully furnished this bedroom offers a double bed, desk, wardrobe, chair and bedside drawers. There is also a communal kitchen which has two ovens, two microwaves, fridge/freezer, additional tall fridge, a four-ring gas hob and plenty of storage and leads to the communal lounge area with comfortable seating and 40" HD TV.

Externally, there is a laundry room with two washing machines, tall freezer and two tumble dryers, in addition to a garden area and smoking room. To the front and side there is off road parking for several vehicles. The rent includes, gas, electric, water rates and council tax, high speed fibre optic WI-FI and NETFLIX.

Minimum six-month contracts & CCTV is in operation covering the exterior of the property.

(Please note that due to HMO licensing & occupancy levels, this room is only available to single persons, we cannot accept couples.)

Hallway

Accessed via a composite front door. Coving, neutral decor, two radiators, UPVc double opaque window to the side. Fuse board, tiled flooring, coat hooks and stairs to the first floor.

Communal Kitchen *4.62m Max x 2.74m Max*

With dual aspect UPVc double glazed windows to either side of the rear elevation & Venetian blinds. Fitted with a selection of units, with Leighton Grey fronts and wood block effect work top incorporating a one and a half bowl sink unit with mixer taps overs and four ring gas hob. Tiled splash back, breakfast bar with swivel chairs, neutral decor, recess spotlights, extractor hood, radiator and integrated appliances, including two electric ovens, two microwaves, dishwasher, fridge & freezer.

Communal Lounge *2.87m Max x 1.95m Max*

With dual aspect UPVC double glazed windows to the rear and side and a UPVC double glazed window leading to the rear garden. Neutral decor, recess spotlights, tiled floor, radiator, modem point, TV aerial point and furnished with a 40" HDTV and comfy seating.

Bedroom 6 *5.86m Max x 3.25m Max*

With a UPVc double glazed window to the rear elevation & Venetian blind. Recess spotlights, neutral decor, carpet flooring, radiator, TV aerial point, USB charging socket and furnished with a double bed, double wardrobe, desk, two bedside cabinets and chair.

En-suite shower room *1.95m Max x 2.38m Max*

Furnished with a modern suite, incorporating a corner shower cubicle with sliding doors and mixer shower unit and white high gloss vanity unit with integrated wash hand basin and cupboard under and low level wc with hidden cistern. Wall mounted mirror cabinet with motion sensor light, tiled splash back, neutral decor, tiled flooring, radiator and recessed spotlights.

Laundry Room *4.09m Max x 2.96m Max*

(Separate from the residential dwelling) With a UPVc double glazed window and accessed via a UPVc double glazed door. Fitted with a selection of base units with off white fronts and with woodblock effect work top over, incorporating a single drainer sink unit with mixer taps. Tiled floor, cupboard housing the hot water tank and boiler and furnished with an airer, two washing machines, two tumble dryers, two ironing boards and two irons.

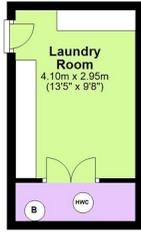
Rear Garden

With hedged boundaries, paved patio area and lawn and an outbuilding, which has is a designated smoke room and bike store.

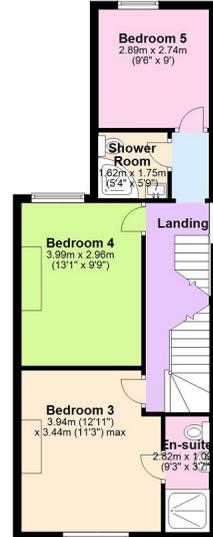
Outside

To the front of the property is a block paved driveway area and side access gate. There is also CCTV in operation.

Ground Floor



First Floor



Second Floor

