



1

Bedroom



1

Bathroom



AVAILABLE FROM MAY 21st 2021, is this fully furnished First Floor bedroom with a shared shower room. Well presented throughout, the property has communal kitchen, lounge, laundry room. INCLUDES ALL UTILITY BILLS, as well as NETFLIX & WI-FI & externally, there is off road parking & gardens.

FULLY FURNISHED FIRST FLOOR BEDROOM.

Located to the first floor, this double bedroom is available fully furnished & overlooks the garden to the rear and shares a modern shower room with one other 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.

Bedroom 5 *2.91m Max x 2.74m Max*

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

Shared Shower Room *1.62m Max x 1.75m Max*

Situated on the first floor. With a UPVc double glazed opaque window to the side elevation and fitted with a modern suite comprising, a low level wc, pedestal wash hand basin and corner shower cubicle with sliding door and electric shower. Tiled splash back, wall mounted mirror cabinet with motion sensor light, tiled floor, soap dish, toilet roll holder, towel ring and chrome radiator.

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.

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.

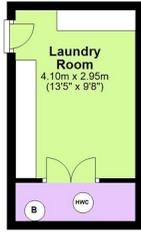
Rear Garden

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

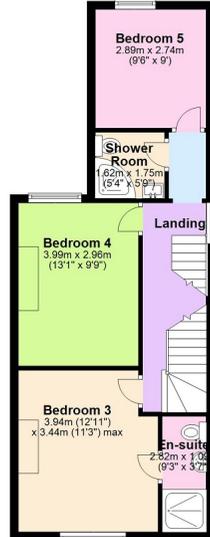
Outside

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

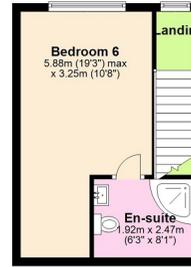
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92+) A			(92+) A
(81-91) B		82	(81-91) B
(69-80) C			(69-80) C
(55-68) D	61		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC
			77
			52

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

