

# TO LET

## ST ALBANS TERRACE, TRIMDON GRANGE



### 3 BEDROOM TERRACE HOUSE

Very nicely presented and recently refurbished terrace house in sought after location, close to schools and shops. Property briefly comprising of: Lounge with feature fireplace, separate dining room, modern fitted kitchen with built-in appliances. To the first floor are 3 bedrooms, modern white bathroom suite. This property benefits from gas central heating and double glazing. New carpets throughout and newly decorated. **EARLY VIEWING RECOMMENDED.**

# RENT £475 PCM

## UNFURNISHED

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- ENTRANCE:** Via double glazed front door into:
- LOUNGE:** (13'10"x10'07") Double glazed window, radiator, feature fire surround, storage cupboard, two radiators, access to first floor
- DINING ROOM:** (14'09"x8'08") Double glazed window, radiator, storage cupboard housing central heating boiler, display shelving
- KITCHEN:** (11'05"x6'08") Fitted with a range of beech wall and base units with heat resistant work surfaces incorporating a circular sink and separate drainer, built-in stainless steel electric oven and hob, double glazed window and radiator. Wood panelled walls and ceiling, ceramic tiled flooring



- FIRST FLOOR:** Stair access to landing with loft hatch
- BATHROOM:** (7'02"x5'08") Fitted with a white panel bath, pedestal hand wash basin, toilet and cistern with chrome fittings, double glazed window, radiator
- BEDROOM 1:** (8'04"x11'10") Double glazed window, radiator
- BEDROOM 2:** (10'09"x8'08") Double glazed window, radiator
- BEDROOM 3:** (8'x5'10") Double glazed window, radiator
- EXTERNALLY:** To the front is a wall enclosed garden, to the rear is an enclosed yard.

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