



Carouse
EstateAgents 

RUBY STREET, HOUGHTON LE SPRING
£475 PCM





DESCRIPTION

Carousel welcome to the rental market this immaculate two bedroom terrace house which could be perfect for you! The accommodation briefly comprises: Entrance door to the hall, spacious lounge with stunning fireplace with multi fuel burner, fitted kitchen, rear lobby, bathroom with white three piece suite, staircase to first floor provides access to two bedrooms with master having a walk-in wardrobe. Externally there is an enclosed yard to the rear with secure shed. Additional benefits include gas central heating and double glazing.



ENTRANCE

UPVC white door with laminate flooring leading into the lounge.

LOUNGE

13' 2" x 12' 8" (4.01m x 3.86m) The focal point of the room being a brick feature fireplace, UPVC window, storage cupboard and stairs leading to first floor.

KITCHEN

9' 8" x 6' 0" (2.95m x 1.83m) Range of fitted base and wall units with contrasting work surfaces incorporating a stainless steel electric double oven and gas hob with overhead extractor, part tiled, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled floor, radiator, breakfast bar, space for tumble dryer and fridge freezer, door to rear.



BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m) White corner bath with shower mixer tap, low level W.C, pedestal wash basin, tiled flooring, part tiled walls, central heating radiator and UPVC window.



FIRST FLOOR

Stairs leading to the first floor landing.

BEDROOM ONE

12' 11" x 10' 8" (3.94m x 3.25m) Central heating radiator and UPVC window.

WALK-IN WARDROBE

Walk-in wardrobe with storage cupboard housing a combination boiler.



BEDROOM TWO

10' 5" x 7' 10" (3.18m x 2.39m) UPVC window, heating radiator and loft access

EXTERNAL

Enclosed yard to the rear of the property with a secure shed.

DISCLAIMER

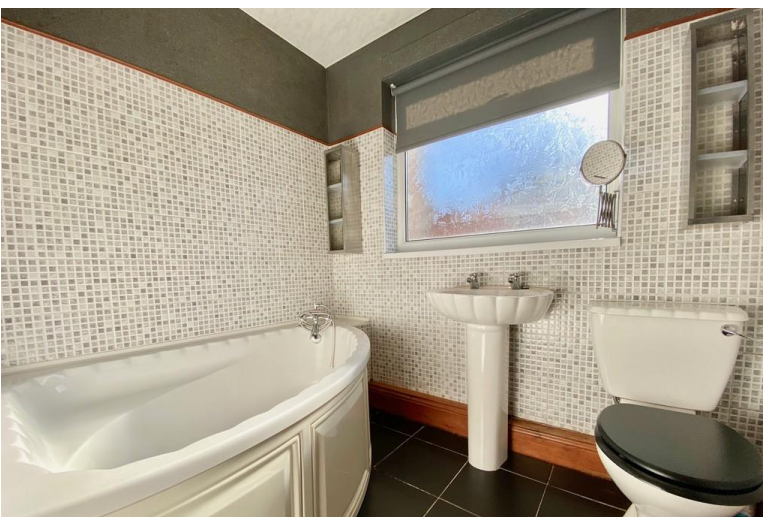
One months rent in advance = £475

One months rent as a damage deposit = £475

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit



The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

