



A deceptively spacious **THREE BEDROOM** mid terraced property located in a popular residential area and offering accommodation that benefits from **TWO RECEPTION ROOMS**. The home is available to rent on an **UNFURNISHED** basis and available for viewings immediately. The accommodation is neutrally decorated, features refitted carpets to both reception rooms and further benefits from gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor and access to a spacious bay fronted lounge with archway through to the full width rear reception room. The kitchen is fitted with units to base and wall level and includes a built-in double oven, hob and extractor, whilst the ground floor bathroom is fitted with a three piece white suite. To the first floor are three bedrooms and externally is a low maintenance front garden and generous rear garden. Ashgrove Avenue is ideally situated close to schools, shops and transport links.

UNFURNISHED

REQUIRED EARNINGS: Tenants £17,250pa; Guarantor, if required £20,700pa

BOND £575

Ashgrove Avenue, TS25 5BT
3 Bed - House - Mid Terrace
£575 Per Calendar Month

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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted carpet, stairs to the first floor, access to:

LOUNGE

15'7 x 12'2 (4.75m x 3.71m)

A good sized lounge with uPVC double glazed bay window to the front aspect, newly fitted carpet, coving to ceiling, double radiator, archway through to:

REAR RECEPTION ROOM

15'7 x 8'5 (4.75m x 2.57m)

Ideally situated off the kitchen, whilst incorporating a useful under stairs storage cupboard, uPVC double glazed window to the rear aspect, newly fitted carpet, coving to ceiling, two single radiators.

KITCHEN

14' x 7'4 (4.27m x 2.24m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate four ring electric hob and extractor hood over, tiling to splashback, recess for free standing fridge/freezer, space for washing machine, concealed gas central heating boiler, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden and rear passage, access to ground floor bathroom.

GROUND FLOOR BATHROOM/WC

8'10 x 7'4 (2.69m x 2.24m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, protective folding shower screen, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to bedrooms.

BEDROOM 1

14'1 x 11'2 (4.29m x 3.40m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, double radiator, over stairs storage cupboard with additional uPVC double glazed window to the front aspect.

BEDROOM 2

11'1 x 10'3 (3.38m x 3.12m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, single radiator.

BEDROOM 3

7'5 x 6'9 (2.26m x 2.06m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

OUTSIDE

The property features a low maintenance, part pebbled front garden with a generous rear garden incorporating paved and lawned areas.





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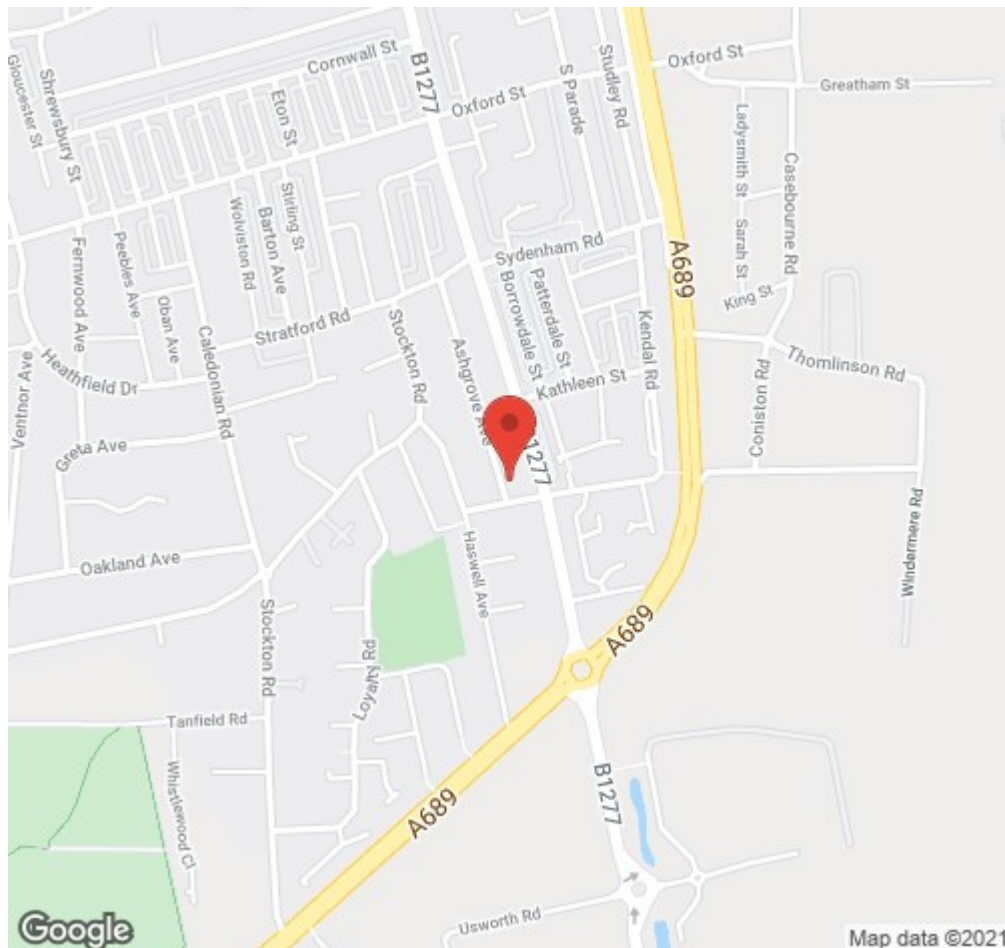
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Strategic Marketing Plan

Dedicated Property Manager



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (85-91) A	
(81-84) B	
(75-80) C	
(69-74) D	
(63-68) E	
(55-62) F	
(48-54) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (101-91) A	
(91-81) B	
(81-69) C	
(69-55) D	
(55-39) E	
(39-25) F	
(25-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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