



A recently upgraded two bedroom end terrace property located in a popular part of the Rift House estate. The home features a modern refitted kitchen and bathroom, neutral decoration and refitted flooring throughout. The accommodation is warmed by gas central heating and offers a layout that briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room. The kitchen is fitted with units to base and wall level and will include a built-in oven and hob with space for free standing appliances. A useful utility/store room completes the ground floor and to the first floor are two good sized bedrooms and the modern refitted bathroom. Externally are gardens to three sides.

UNFURNISHED, NO SMOKERS & PETS CONSIDERED

REQUIRED EARNINGS: Tenants £15,600pa; Guarantor, if required £18,720pa

BOND £520

Garrick Grove, Rift House, TS25 4JE
2 Bed - House - End Terrace
£520 Per Calendar Month

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GROUND FLOOR

ENTRANCE HALL

Accessed via panelled entrance door with glazed insert and side screen, stairs to the first floor with under stairs storage cupboard, newly fitted carpet, single radiator.

LOUNGE/DINING ROOM

20'11 x 10'6 narrowing to 8'4 (6.38m x 3.20m narrowing to 2.54m)

A spacious through lounge/dining room which enjoys a high degree of natural light with three uPVC double glazed windows, newly fitted carpet, dado rail, coving to ceiling, television point, double radiator.

KITCHEN

8'4 x 7'10 (2.54m x 2.39m)

Recently upgraded with a modern range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, panelling to splashback, built-in oven and hob, recess for washing machine, storage cupboard ideal for housing free standing fridge/freezer, door to the utility/storage room.

UTILITY ROOM

9' x 5'10 (2.74m x 1.78m)

FIRST FLOOR

LANDING

Newly fitted carpet, hatch to loft space, access to:

BEDROOM 1

16'9 x 9'11 max dimensions (5.11m x 3.02m max dimensions)

A good sized master bedroom with two uPVC double glazed windows to the front aspect, built-in storage cupboard, newly fitted carpet, single radiator.

BEDROOM 2

10'11 x 10'2 (3.33m x 3.10m)

uPVC double glazed window to the rear aspect, newly fitted carpet, single radiator.

BATHROOM/WC

6'4 x 5'5 (1.93m x 1.65m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, panelling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

OUTSIDE

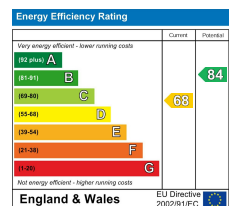
The property features gardens to three sides, with the enclosed rear garden being paved for low maintenance.



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