



Coleridge Avenue, TS25 5AA
2 Bed - House - Mid Terrace
£545 Per Calendar Month

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A deceptively spacious two bedroom mid terraced property offering upgraded accommodation, with the benefit of TWO RECEPTION ROOMS, modern extended kitchen and impressive first floor bathroom. The home is offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule through to the entrance hall with stairs to the first floor and access to two connecting reception rooms, the bay fronted lounge including an attractive feature fire surround, whilst the rear reception room links to the kitchen which is fitted with a quality range of cream 'shaker' style units including a built-in oven, hob and extractor along with an integrated fridge and freezer. To the first floor, from the half landing is access to the bathroom which incorporates a three piece white suite and chrome fittings, the main landing gives access to two bedrooms, with fitted wardrobes to both. Externally is a low maintenance front palisade and an enclosed yard to the rear with double gates.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

**REQUIRED EARNINGS: Tenants £16,350pa; Guarantor, if required £19,620pa
BOND £545**



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, attractive wood flooring, internal door to entrance hall with glazed fanlight above.

ENTRANCE HALL

Matching flooring, staircase to the first floor with fitted carpet, convector radiator.

LOUNGE

11'11 x 11'08 (3.63m x 3.56m)

uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, shelving and lighting to alcoves, fitted carpet, deep coved ceiling, convector radiator.

REAR RECEPTION ROOM

11'11 x 11'05 (3.63m x 3.48m)

Ideally situated off the kitchen with uPVC double glazed window into the rear yard, fitted carpet, convector radiator.

EXTENDED KITCHEN

20'08 x 6'09 (6.30m x 2.06m)

Fitted with a quality range of 'shaker' style units to base level with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge and separate freezer, concealed space with plumbing for automatic washing machine, two uPVC double glazed windows to the side aspect, uPVC double glazed door to the rear yard.

FIRST FLOOR

HALF LANDING

Access to bathroom.

BATHROOM

7'11 x 7'01 (2.41m x 2.16m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with white chrome mixer tap and shower attachment, protective glass shower

screen, inset wash hand basin with white gloss vanity cabinet and chrome mixer tap, concealed WC with matching back and vanity area above, panelling to splashback, laminate flooring, uPVC double glazed window to the rear aspect, modern wall mounted radiator.

MAIN LANDING

Built-in storage cupboard, access to both bedrooms.

BEDROOM ONE

13'02 x 9'06 (4.01m x 2.90m)

Wall to wall fitted wardrobes with sliding doors, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM TWO

11'04 x 7'04 (3.45m x 2.24m)

Wall to wall fitted wardrobes with sliding doors, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

OUTSIDE

The property features a low maintenance palisade to the front, with an enclosed yard to the rear incorporating double gates.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 86 66 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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