

**TO LET**



## **Fountains Close, Guisborough**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**£875 pcm**



## Fountains Close, Guisborough

3 Bedrooms, 1 Bathroom

£875 pcm

Date available: Available Now

Deposit: £1,000

Part Furnished

Council Tax band: B

- Furnished Property
- Three Bedrooms
- Close to Local Amenities
- Lounge
- Kitchen/Diner
- Gas Central Heating Boiler
- Parking Available

**FULL DESCRIPTION** Martin and Co are excited to welcome to the market this 3 bedroom end of terrace home, situated within walking distance of the town center, and local amenities. This property comes on a Furnished basis.

The property briefly comprises of an entrance hall, lounge, Kitchen diner, 3 bedrooms and a bathroom.

Externally, there is a multi level patio and shed.

We expect this lovely home to be popular so be quick to call us for a viewing!

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, ceiling cornice, central heating radiator, carpet flooring with stairs leading to the first floor and door leading to living room.

**LOUNGE** To front aspect. Ceiling cornice, carpet flooring, central heating radiator, **DECOMMISSIONED** log burner, and door leading to kitchen.





**KITCHEN/DINER** To rear aspect. Range of wall, base and drawer units with light grey wood effect fascias, 1.5 bowl coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, concealed Baxi gas central heating boiler, vinyl flooring, inset lighting, central heating radiator and uPVC window and door.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath with shower over, glazed side screen, textured ceiling, extractor, vinyl flooring, heated towel rail and uPVC window.

**EXTERNALLY**

## FIRST FLOOR

**LANDING** With loft access hatch to loft space.

**BEDROOM 1** To front aspect. Textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

**BEDROOM 2** To rear aspect. Ceiling cornice, textured ceiling, wardrobes, central heating radiator and uPVC window.

**BEDROOM 3** To front aspect. Ceiling cornice, storage cupboard, central heating radiator and uPVC window.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		





## Martin & Co Guisborough

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