

TO LET



Fountains Close, Guisborough

3 Bedrooms, 1 Bathroom, End Terraced House

£895 pcm



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Date available: 1st September 2024

Deposit: £995

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 Part Furnished basis, including pots pans and utensils along with all furniture in photos.

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+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor.