



An improved two bedroom semi detached bungalow located in a popular part of the Fens estate and occupying a generous corner position. The bungalow is offered to the market for rent **UNFURNISHED** and **AVAILABLE IMMEDIATELY**. Internally the accommodation features a modern kitchen and bathroom, whilst further benefiting from gas central heating and uPVC double glazing. The full layout comprises: side entrance porch through to the entrance hall with access to a spacious lounge incorporating French doors to the rear garden. The kitchen is fitted with modern units to base and wall level and includes a built-in oven, hob and extractor with additional space for free standing appliances. The hall also gives access to both bedrooms and the bathroom which features a three piece white suite and chrome fittings. Externally is a lawned front garden with a paved driveway providing useful off street parking, whilst leading to the larger than average detached garage. The enclosed rear garden is predominantly pebbled and the side garden is to undergo maintenance.

UNFURNISHED

REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa

BOND £550

Spalding Road, Fens, TS25 2JP
2 Bed - Bungalow - Semi Detached
£550 Per Calendar Month

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ENTRANCE PORCH

Accessed via uPVC double glazed side entrance door, uPVC double glazed windows, door to the entrance hall with glazed inserts and side screen.

ENTRANCE HALL

An 'L' shaped entrance hall with fitted carpet, single radiator, inset spotlighting to ceiling, hatch to loft space.

LOUNGE

16'8 x 11'6 (5.08m x 3.51m)

A good sized lounge located to the rear of the property with uPVC double glazed French doors which open to the garden with uPVC double glazed side screens, fitted carpet, television point, convector radiator.

KITCHEN/BREAKFAST ROOM

11'10 x 8'11 (3.61m x 2.72m)

Fitted with a modern range of units to base and wall level with complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and three speed extractor hood over, black glass splashback, recess for washing machine, recess for free standing fridge/freezer, breakfast bar area, uPVC double glazed window to the rear aspect, uPVC double glazed side door, inset spotlighting to ceiling, single radiator.

BEDROOM 1

12'9 x 11'6 (3.89m x 3.51m)

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

BEDROOM 2

8'11 x 8'11 (2.72m x 2.72m)

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

BATHROOM/WC

6'4 x 5'4 (1.93m x 1.63m)

Fitted with a three piece white suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, chrome heated towel radiator, uPVC double glazed window to the side aspect.



OUTSIDE

The property occupies a generous corner position with a lawned front garden, whilst a paved driveway to the side of the property provides ample off street parking and leads to the larger than average garage. A gate to the side of the property leads through to the enclosed rear garden which is predominantly pebbled, whilst a large lawned side area is to undergo further maintenance.

DETACHED GARAGE

A detached brick built garage with up and over access door.



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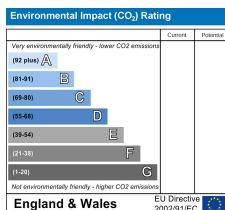
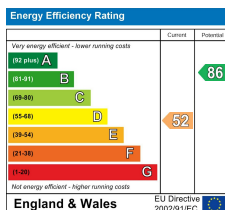
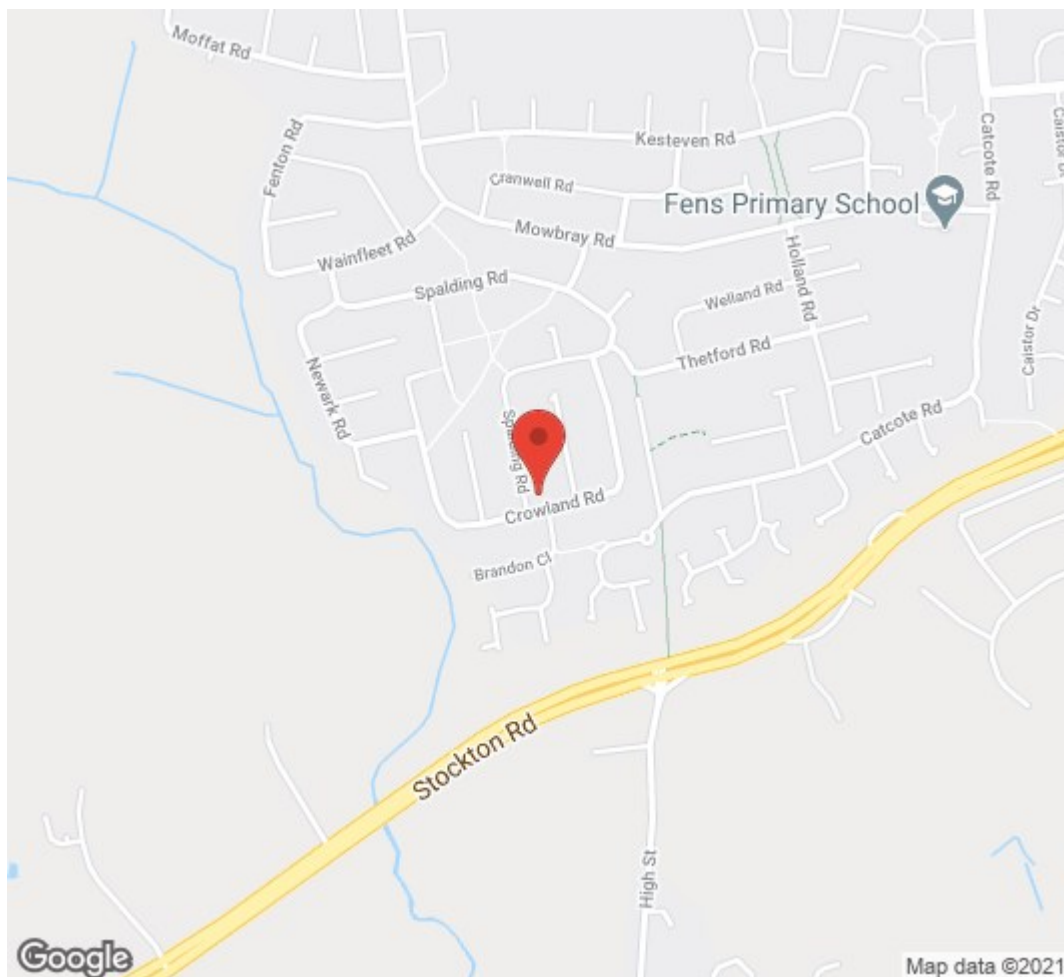
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