



Carouse
EstateAgents 

ST. JAMES COURT, FELLING
£650 PCM





DESCRIPTION

Having great location on this popular residential estate, we are delighted to offer to rent this three bedroom end terraced house. A great location close to local bus routes and metro links. This property would be ideal for a growing family. This property comprises of entrance hall, spacious lounge/diner, kitchen, three bedrooms and bathroom with shower. There is a patio with a raised garden area and off road parking. Viewings are recommended.

ENTRANCE HALL

13' 3" x 2' 9" (4.04m x 0.84m) Spacious hall having tiling to the floor, central heating radiator, dado rail and stairs leading to lounge.

LOUNGE/DINER

12' 10" x 19' 10" (3.91m x 6.05m) Open plan lounge/diner, central heating radiator, singles glazed window and french doors leading to the rear garden. Stairs leading to bathroom and bedroom two.

KITCHEN

14' x 10' 7" (4.27m x 3.23m) Fitted with a range of oak wood effect wall and floor units, walnut work surfaces, part tile splash back and tiled flooring. 1 1/2 black plastic/composite sink with stainless steel mixer tap, integrated stainless steel 5 ring gas hob, integrated stainless steel electric oven and stainless steel cooker hood.

BEDROOM ONE

16' 3" x 8' 1" (4.95m x 2.46m) Central heating radiator, 2 side storage cupboards, single glazed window.

BEDROOM TWO

6' 8" x 6' 3" (2.03m x 1.91m) Central heating radiator, single glazed window and side storage cupboard.

BEDROOM THREE

6' 9" x 7' 4" (2.06m x 2.24m) Central heating radiator and single glazed window.

BATHROOM

6' 8" x 6' 3" (2.03m x 1.91m) Fully tiled bathroom comprises of stone wall tiles and cream floor tiles. P shaped bath with mixer tap and thermostat shower with waterfall head,





vanity sink with mixer tap, low level W.C and heated towel rail. Single glazed window.

EXTERNAL

Patio with raised garden area located at the rear of the property.

DISCLAIMER

One months rent in advance = £650

One months rent as a damage deposit = £650

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit



The particulars on these properties are set out as a general guidance for intended for tenants contracts. 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. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

