



- **\*\*VIRTUAL VIDEO LINK AVAILABLE\*\***
- High finished kitchen and bathroom
- New flooring throughout
- Within close reach of the M1 J26
- Within easy reach of shops and schools
- Gas central heating and double glazed windows
- Large rear garden finished to a high standard
- Driveway
- Council tax band = A
- EPC Rating = C

**[\\*\\*VIRTUAL VIDEO LINK AVAILBALE\\*\\*](#)**

An beautifully presented partially newly refurbished 3 bedroom semi-detached house, situated within easy reach of local amenities, schools and the M1 J26.

To the entrance of the property is a open plan living and kitchen space which needs to be viewed to be appreciated! The high specification kitchen includes a integrated cooker and hob and fitted units. On the ground floor is also a ground floor toilet. Accessed via the living room is a well presented large rear enclosed garden it does also benefit from a large garden shed. Perfect for outdoor equipment.

To the first floor is a master double bedroom with wardrobes, a further double bedroom, a single bedroom and a modern bathroom to include a shower over the bath, sink and W/C.

The extra benefits include a large gated driveway to the front of the property, gas central heating and double glazed windows. The house is within easy reach of

local schools, amenities, an ASDA supermarket and the M1 J26 entrance is just 1.5 miles away!

EPC Rating = C. Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead). Tenancy deposit, equivalent to 5 weeks rent. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman and Propertymark Client Money Protection Scheme.

**Price: £925 per month**

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