# 79 Penrhyn Road, Far Cotton. NN4 8EE £520 pcm TO LET



## PROPERTY DESCRIPTION

\*\*STUDENTS\*\*AVAILABLE FOR SEPTEMBER\*\* Edward Knight Lettings are delighted to offer to the market this excellent furnished four bedroom four bathroom student house. The property has just been completely refurbished and refitted throughout one year ago and is close proximity to the university campus. Viewings can take place with immediate effect. Each room is offered at £520.00 per month on an 11 Month contract. Rent includes bills and broadband.



#### **ROOM DESCRIPTIONS**

# **Ground Floor**

# **Accommodation Comprises**

Entry via uPvc glazed door into:

## **Hallway**

Wall mounted radiator. Stairs rising to first floor. Doors leading to:

#### **Bedroom One**

11' 11"  $\times$  10' 9" (3.63m  $\times$  3.28m) Front aspect double glazed bay window. Wall mounted radiator. Door leading to:

#### **Ensuite**

Enclosed shower cubicle. Low level flush. Wall mounted wash hand basin.

## **Bedroom Two**

10' 9" x 12' 5" (3.28m x 3.78m) Rear aspect double glazed window. Wall mounted radiator. Door leading to:

# **Ensuite**

Enclosed shower cubicle. Low level flush. Wall mounted wash hand basin.

# Kitchen

 $9' \times 6'$  7" (2.74m  $\times$  2.01m) Fitted with a range of base and eye level units with roll top work surfaces over. Stainless steel sink and drainer. complimentary tiling to splash back areas. Fridge freezer. Washing machine. Opening to:

#### **Communal Area**

Rear aspect double glazed door leading to garden. Tiled floor. Wall mounted radiator.

## First Floor

## Landing

Doors Leading To:

# **Bedroom Three**

 $12' 6" \times 11' 8" (3.81m \times 3.56m)$  Rear aspect double glazed window. Wall mounted radiator. Door leading to:

#### **Ensuite**

Enclosed shower cubicle. Low level flush. Wall mounted wash hand basin.

#### **Bedroom Four**

Front aspect double glazed window. Wall mounted radiator. Door leading to:

#### **Ensuite**

Enclosed shower cubicle. Low level flush. Wall mounted wash hand basin.

# **Externally**

#### Front Garden

Small paved area with entrance via wrought iron gate.

## Rear Garden

Paved patio area. Path leading to end of garden and shed. Flower/shrub borders.













# **FLOORPLAN**



