

79 Penrhyn Road, Far Cotton. NN4 8EE

£520 pcm

TO LET



EDWARD KNIGHT
ESTATE AGENTS

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" x 10' 9" (3.63m x 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' x 6' 7" (2.74m x 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" x 11' 8" (3.81m x 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

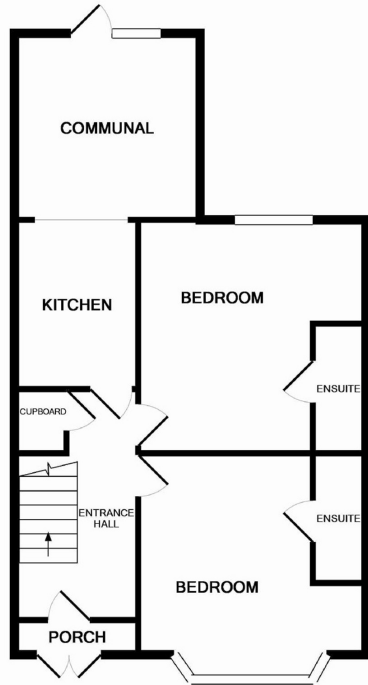
Small paved area with entrance via wrought iron gate.

Rear Garden

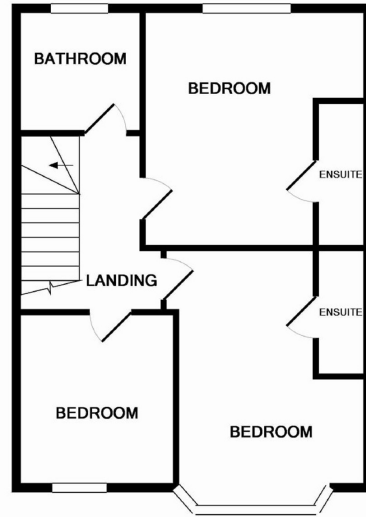
Paved patio area. Path leading to end of garden and shed. Flower/shrub borders.



FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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