



Ashford Road, Sharrowvale

### Rent -

# An excellent two bedroom Victorian terrace in an ideal location, AVAILABLE 26th November

## —from Spences.

- AVAILABLE 26th NOVEMBER
- 2 Bedroom Terraced House
- UNFURNISHED
- MODERN KITCHEN
- 12 month Tenancy
- · Council Tax Band A
- Holding Deposit £215
- Security Deposit £1095
- EPC Rating D
- Converted Cellar











£950

**PCM** 





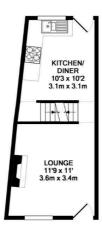




## Floorplan



BASEMENT LEVEL APPROX. FLOOR AREA 122 SQ.FT. (11.4 SQ.M.)



GROUND FLOOR APPROX. FLOOR AREA 243 SQ.FT. (22.6 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 240 SQ.FT. (22.3 SQ.M.)



2ND FLOOR APPROX. FLOOR AREA 164 SQ.FT. (15.3 SQ.M.)

#### TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.5 SQ.M.)

Whist 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 not 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 sensions, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Methops (2013)





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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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