





**A beautifully-presented THREE BEDROOM COTTAGE** in the sought-after Garden Fields central CONSERVATION AREA within WALKING DISTANCE of both the city centre and the mainline station.

**£1,850 per month**

To Let Unfurnished

12 Month tenancy

White Goods - Washing machine, dishwasher, new cooker and hob, Fridge freezer.

Parking: On Street Permit Parking

Council Tax Band: D

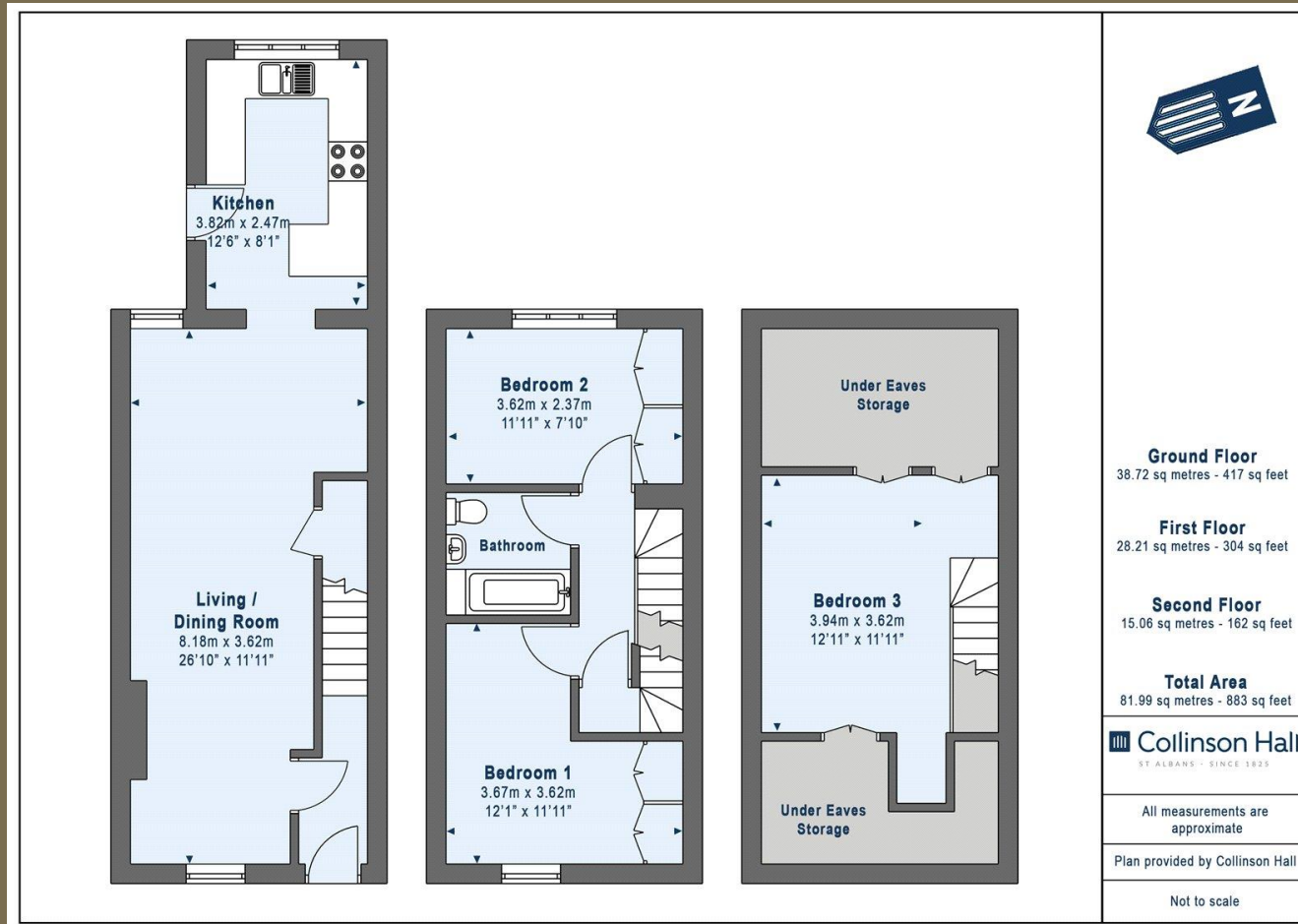
EPC Rating: E

Available from 18th December 2024

Viewings: Thursday 21st November between 11-12 & Saturday 23rd November between 2.30-3.45pm by appointment only.







**PLEASE NOTE**

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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