





An EXTENDED, spacious FOUR BEDROOM semi-detached character property in in the favoured CLARENCE PARK area positioned within easy reach of the mainline station, city centre and well-regarded local schools. Retaining several PERIOD FEATURES, the property offers excellent FLEXIBLE ACCOMMODATION over three floors and features a large GARDEN.

£2,500 per month

To Let Unfurnished

12 Month Tenancy

White Goods: Oven/Hob, Fridge/freezer, Dishwasher, Washing Machine

On Street Permit Parking

Council Tax: E

EPC Rating: D 59

Available from 27th January 2024

Viewings: Saturday 15th January between 10.30am-12noon. Please call the office for an appointment.







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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