





## £1,550 per month

A house with timeless elegance. Don't miss out on this charming three-bedroom, end terrace character cottage situated within the city centre Conservation Area and within walking distance of the Mainline and Abbey Flyer train stations.

This incredibly spacious late Victorian cottage includes;  
Living room, dining/family room to kitchen/breakfast room, cloakroom, master bedroom with en-suite shower, two further bedrooms, family bathroom, second floor loft/study room and a patio garden to the rear.

To let unfurnished.

Available early June, but subject to government restrictions being lifted.

Bills excluded, figure shown is for rental only.

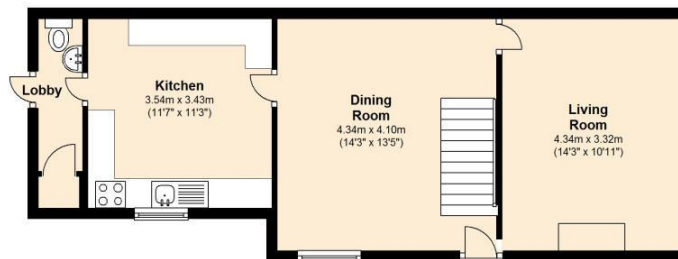




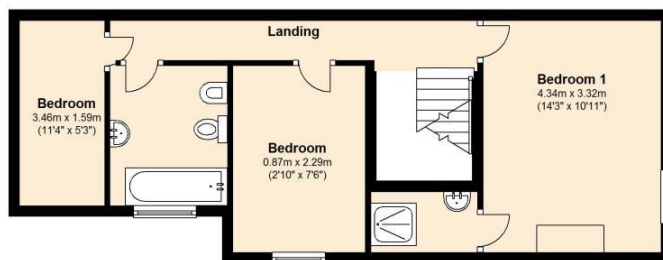




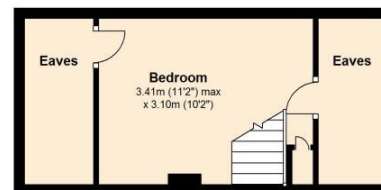
**Ground Floor**  
Approx. 48.4 sq. metres (520.9 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.5 sq. feet)



**Second Floor**  
Approx. 21.0 sq. metres (225.6 sq. feet)



Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

**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 endeavored 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.