

24 PIMLICO VILLAGE
CLITHEROE
BB7 4PZ

£595 per month
inc. gardening costs



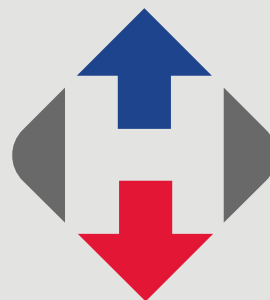
- Excellent terrace house
- Lounge, newly fitted dining kitchen
- Newly redecorated & recarpeted
- Brand new gas central heating, rewired
- Three bedrooms
- Modern shower room
- Superb rear garden
- Unfurnished

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This excellent terraced house has been newly refurbished and is situated on the outskirts of town, yet within easy reach of most local amenities.

The property boasts a spacious lounge, newly fitted dining kitchen, three bedrooms and a 3-piece fully tiled shower room.

Outside, there is an enclosed rear yard with storage area and a gate leading to a superb rear garden which is mainly laid to lawn with planting borders.



LOCATION: From Clitheroe town centre continue straight on past the library clock into York Street. Turn left at the roundabout into Well Terrace, then turn right at the next roundabout into Pimlico Road. Continue over the railway bridge and after approximately ½ mile the property can be found on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

LOUNGE: 4.3m x 3.6m (14'3" x 11'11").

DINING KITCHEN: 2.6m x 4.4m (8'8" x 14'7"); with a range of bright, modern fitted wall and base units with complementary working surfaces, double gas oven with 4-ring gas hob, fridge recess, plumbing for washing machine, understairs storage, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.7m (11'11" x 12'3"); with a good range of built-in wardrobes and cupboards.

BEDROOM TWO: 4.5m x 2.5m (14'10" x 8'4"); bookshelf recess.

BEDROOM THREE: 2.4m x 3m (8' x 9'11"); built-in airing cupboards with new gas central heating boiler.

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c., washbasin and walk-in shower enclosure.





OUTSIDE: Enclosed rear yard with covered storage area, gravelled area and gate leading to a large garden, mainly laid to lawn with planting borders. Gardening costs are included in the rent.

HEATING: Newly-installed gas central heating.

DEPOSIT: £800. 00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band B.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





24 Pimlico Village, Clitheroe, BB7 4PZ

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