

31 PIMLICO ROAD
CLITHEROE
BB7 2AG

£675per month

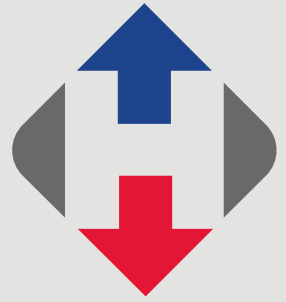


- Superb garden-fronted terrace house
- 2 receptions, bathroom with shower
- Excellent good-sized courtyard garden
- Conveniently located for town centre
- 3 bedrooms, useful attic room
- Quality modern fitted kitchen
- Contemporary accommodation
- Unfurnished

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Superb garden-fronted mid-terrace offering spacious accommodation and situated in a much-favoured residential location within walking distance of the town centre, railway station and other local amenities.

Presented to high standards, the property offers contemporary accommodation with two receptions, quality fitted kitchen with appliances, utility room, three good bedrooms, white bathroom suite with shower and useful attic room. Outside, the property offers a garden forecourt and good-sized courtyard garden to the rear with paved patio.



LOCATION: From our sales office continue along Castle Street and carry straight on at the library into York Street. At the roundabout turn left into Well Terrace and then right at the next roundabout into Pimlico Road. Number 31 can be found on the left hand side.

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

ENTRANCE VESTIBULE: Original tiled floor.

ENTRANCE HALLWAY: Laminate floor.

SITTING ROOM: 3.3m x 3.3m (10'9" x 10'10" + bay window); with 'Living Flame' fire set in attractive hearth and surround.

LOUNGE: 4.6m x 4.4m (14'11" x 14'4"); understairs storage, laminate floor.

KITCHEN: 4.3m x 2.4m (14'1" x 7'10"); with range of quality fitted wall and base units with complementary working surfaces, integrated electric oven, four-ring gas hob with filter hood over, integrated dishwasher and integrated fridge freezer.

UTILITY ROOM: Plumbing for a washing machine, door to rear yard.

FIRST FLOOR:

LANDING: Attic access point.

BEDROOM ONE: 4m x 3.1m (13'1" x 10'2"); built-in mirrored wardrobes.

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal wash handbasin and panelled bath with shower tap fitment.

BEDROOM TWO: 3.2m x 3.1m (10'6" x 10').





BEDROOM THREE: 2.4m x 4m (7'10" x 13').

ATTIC ROOM: 3.3m x 3.6m (10'8" x 11'8"); reached via loft ladder.

OUTSIDE: Good-sized excellent rear courtyard garden with paved patio. Garden forecourt.

RESTRICTIONS: Pets considered. No DSS. No Smokers.

DEPOSIT: £900.00.

AVAILABLE: Mid March.

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

COUNCIL TAX: Band C.

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.





**CONFIDENCE
GUARANTEE**

FREE Property Appraisal
No Set Up Fees
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40+ Years' Experience
End Of Tenancy Management



31 Pimlico Road, Clitheroe, BB7 2AG

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LANDORDS!**

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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