

7 HAMPSHIRE CLOSE
WILPSHIRE
BB1 9LU

£750 per month

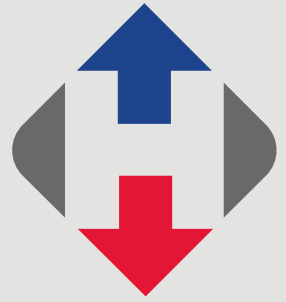


- Immaculate detached bungalow
- Lounge with feature fireplace
- Modern bathroom with shower
- Convenient, residential location
- Two/three bedrooms
- Dining room/bedroom three
- Front gardens, rear driveway and garage
- Unfurnished. Available immediately.

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This detached true bungalow is situated in the village of Wilpshire offering excellent convenience for the local amenities and the A59.

The property has been refurbished throughout and offers modern, flexible accommodation and briefly comprises entrance hall, contemporary fitted kitchen open to lounge, two bedrooms, bedroom three/dining room and four-piece bathroom.



Outside, there are well-established garden areas, driveway and single garage.

LOCATION: Entering Wilpshire from the Langho direction, take the fifth right hand turning into Durham Road and second right into Hampshire Close.

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

ENTRANCE HALL:

KITCHEN: 3.3m 2.8m (10'8" x 9'1"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor filter canopy over, integrated fridge freezer, integrated dishwasher, open to:

LOUNGE: 5.9m x 3.8m (19'3" x 12'4"); feature chimney breast housing log-effect electric fire.

BEDROOM ONE: 4.2m 2.8m (13'8" x 9'1").

BEDROOM TWO: 2.7m x 2.4m (8'9" x 7'9")

BEDROOM THREE/DINING ROOM: 3.8m x 2.4m (12'4" x 7'9"); with sliding patio doors to rear garden.

BATHROOM: 4-piece suite comprising walk-in shower enclosure housing thermostatically controlled shower, low suite w.c., pedestal washbasin and panelled bath





OUTSIDE: Established gardens area to the front of the property with driveway and single garage to the rear.

DEPOSIT: £ 900.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

EPC RATING: D.

COUNCIL TAX: Band D.

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.





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7 Hampshire Close, Wilpshire BB1 9LU

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