



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

GROUND FLOOR

ENTRANCE HALL

Exposed floorboards, reclaimed 'ledge and brace' doors to:

BEDROOM

4.59m (15'1") x 3.13m (10'3") Double glazed window to front, wood panelling, radiator.

BATHROOM

Double glazed window to rear, roll top bath, walk in shower, sink with pedestal and low level WC. Radiator.

LOUNGE

4.61m (15'2") x 3.48m (11'5") Double glazed window to front, fireplace with feature surround and solid fuel burning stove, exposed floorboards, radiator, double doors to:

KITCHEN/BREAKFAST ROOM

4.59m (15'1") x 4.16m (13'8") Double glazed windows to front and rear. Fitted with a matching range of base and eye level units with solid wood work surfaces over, built in 'Butler' style sink with taps over, plumbing for automatic washing machine. Exposed floorboards, radiator.

OUTSIDE

Is a courtyard area with parking and a single garage.

FURTHER INFORMATION

Rent: £900 per calendar month, includes water
Deposit: £1000
Council Tax Band: B
Minimum salary required: £27,000
EPC Rating: D (The EPC has an incorrect name attached, however this is the correct EPC for the property)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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£900 PER MONTH
FENTON ROAD
WARBOYS, PE28 2SN

PROPERTY SUMMARY

A superb property situated in a beautiful courtyard setting in the small hamlet of Fenton. The spacious accommodation is full of period charm and features a walk-in shower, roll-top bath, exposed floorboards, double glazing, radiator heating, and a Rayburn—available end of February. Water is included in the rent. Deposit £950. EPC Rating: D

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