





**MOLCONKIE PROPERTY LTD**  
**110 Greenham Bretton PE3 9YS**



**Rental Information**

Rent (PCM)	Bedrooms 	Bathrooms 	Reception Rooms 	Garden 
<b>£975</b>	<b>3</b>	<b>1</b>	<b>1</b>	

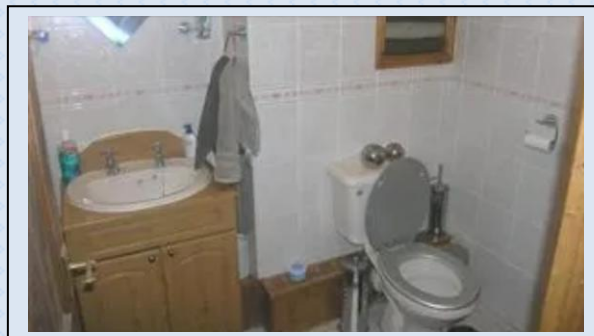
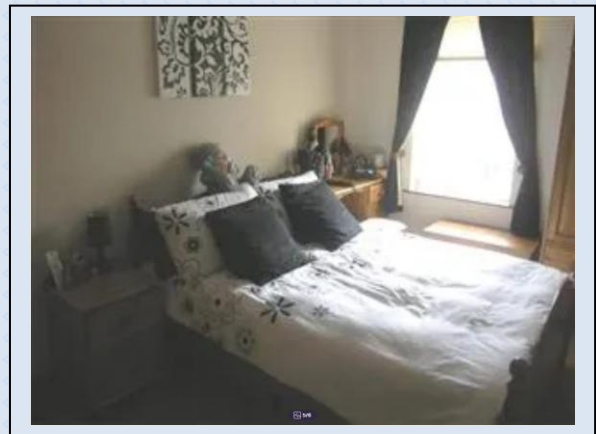
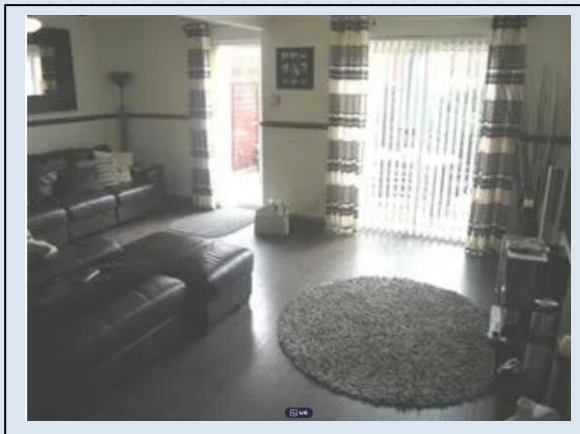
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



## MOLCONKIE PROPERTY LTD

### Property Description

*Three bedroomed mid-terrace house. Accommodation comprises of an entrance hall, lounge/diner, kitchen, 3 bedrooms and re-fitted bathroom. Front and back gardens*



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## Entrance Hallway

Window to the front, tiled flooring, single radiator

## Lounge

17' 7" max x 17' max ( 5.36m max x 5.18m max )

Window to the rear, patio doors to the rear, two single radiators, storage space, TV point, telephone point, wood laminate flooring, coving to textured ceiling

## Kitchen

11' 10" x 7' 6" ( 3.61m x 2.29m )

PVC window to the front, wall and base units, sink and drainer unit, built in oven and hob with extractor over, space for washing machine, fridge/freezer, dishwasher and tumble dryer, textured ceiling, tiled flooring

## Landing

Airing cupboard, airing cupboard

## Bedroom One

8' 10" max x 13' 2" max ( 2.69m max x 4.01m max )

PVC window to the rear, single radiator, wood flooring, coving to textured ceiling

## Bedroom Two

8' 6" x 10' 1" into door recess ( 2.59m x 3.07m into door recess )

PVC window to the rear, single radiator, wood flooring, coving to textured ceiling

## Bedroom Three

7' 4" x 10' ( 2.24m x 3.05m )

PVC window to the front, single radiator, coving to textured ceiling

## Bathroom

Deep panelled bath, low level w/c, wash hand basin, single radiator, storage space, tiled surround, textured ceiling

## Front Garden

Mainly laid to lawn

## Rear Garden

Enclosed rear garden with wood paneling, sun patio area

## Communal Parking

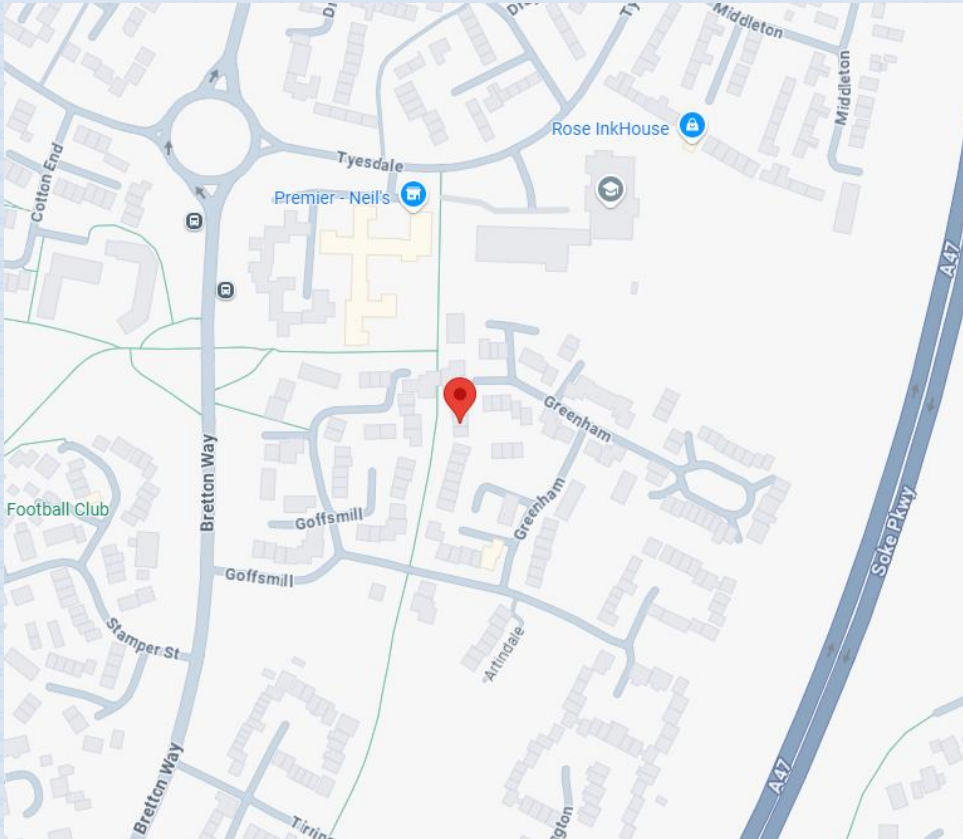
**Total Floor Area 75 m2**

**Energy Rating C**



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## Location Map



## Floor Plans

### Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### CONTACT DETAILS



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