



High Street, Carrville, DH1 1AS
4 Bed - House - Mid Terrace
£1,000 Per Calendar Month

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**** FURNISHED / PART FURNISHED ** SPACIOUS & EXTENDED FLOOR PLAN ** RECENTLY UPGRADED ** LARGE REAR GARDEN, GARAGE & PARKING ** POPULAR & CONVENIENT LOCATION ** AMENITIES & ROAD LINKS ** UPVC DOUBLE GLAZING & GCH VIA COMBINATION BOILER ** EARLY VIEWING ADVISED ****

The floor plan comprises: entrance hall, comfortable lounge, open plan dining room and modern fitted kitchen with door to the rear external. The first floor has large master bedroom, two further good sized bedrooms and shower room/wc. The second floor has a good sized double bedroom with velux window and storage. Outside the property occupies a convenient position with pleasant front outlook and over the rear service lane, is parking, garage and large enclosed garden with sunny aspect.

We are confident that this property will garner significant attention due to its outstanding placement in Carrville. It's conveniently situated just a stroll away from the bustling high street, and its location is particularly advantageous for individuals who commute via the A690 or the A1(m). With regular city-bound bus services and the nearby Park and Ride Carrville hub, daily travel to the city centre is effortless.

In close proximity to the property, there are multiple educational options for children. These include Belmont Church of England Primary School, St. Thomas More Roman Catholic Primary School, Belmont Cheveley Park Primary School, and Belmont Community Secondary School. All of these schools are situated within half a mile of the property, providing a range of choices for local families.

Council Tax Band - A Annual Cost - £1547.02

EPC Rating - C

BOND £1,000 | MINIMUM 6 MONTHS TENANCY

Specifications: No Smokers and Pets Considered (additional £25PCM for pet rent)

Required Earnings: Tenant Income - £36,000.00 Guarantor Income (If Required) - £39,000.00

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Mbps, Superfast Mbps, Ultrafast Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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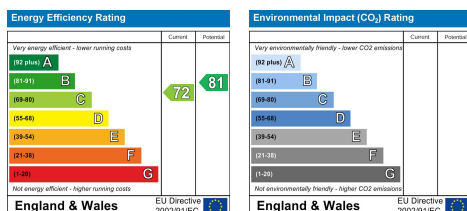
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DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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