

# HUNTERS®

HERE TO GET *you* THERE



## The Old Warehouse

Park Street, SG7 6DY

£1,650 Per Calendar Month



Hunters are pleased to offer a THREE bedroom home within 5 mins walk from the High Street. Inside this modern property it offers large spacious living room, fitted kitchen/diner with integrated appliances, utility room, cloakroom / shower room, a master bedroom with en-suite, two further double bedrooms, and modern bathroom suite and benefits from uPVC double glazing and gas central heating throughout. Available 10th April 2025. Deposit - £1903.00 Council Tax Band - (E) EPC - (B) - VIEWING ESSENTIAL.



**ENTRANCE HALL**  
uPVC double glazed door to front leading to entrance hall. Radiator. Stairs leading to First Floor.

**BEDROOM ONE 13'9" x 13'7" (4.19 x 4.14)**  
Double bedroom. uPVC window to rear. uPVC single door leading to courtyard garden. Carpeted. Radiator. TV aerial points. Stairs leading to first floor.

**KITCHEN 13'7" x 13'6" (4.14 x 4.11)**  
A modern contemporary kitchen with range of wall and base units with wooden worktop over. Built in oven and hob with stainless steel splash back and extractor hood. Integrated fridge/freezer. Integrated dishwasher. Inset spotlights. Wooden flooring. uPVC window to side and rear. uPVC patio doors leading to decked seating area. Stairs leading to lounge.

**LOUNGE 22'4" x 13'5" (6.81 x 4.09)**  
Spacious lounge with two uPVC windows to front and one uPVC window to side. Two radiators.

**CLOAKROOM/UTILITY AREA 7'0" x 6'6" (2.13 x 1.98)**  
Cloakroom - Low level w.c. Tiled floor. Radiator.  
Utility Area - Cupboard with additional space for washing machine. Sink. Cupboard housing the gas central heating boiler and water cylinder.

**BEDROOM TWO 13'7" x 10'8" (4.14 x 3.25)**  
Double bedroom. uPVC window to rear. Carpeted. Radiator. Door leading to Ensuite.

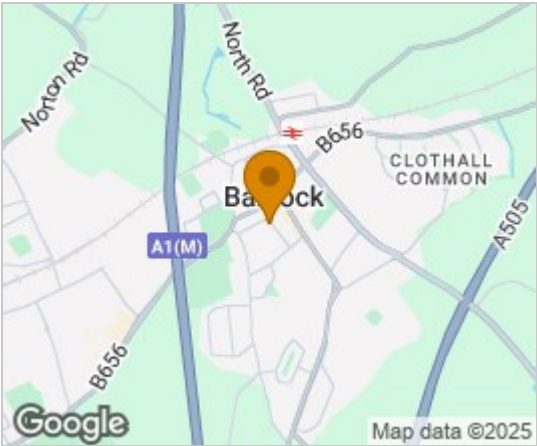
**ENSUITE BATHROOM**  
Suite comprising wash hand basin. Low level w.c. and shower enclosure. Tiled floor. Radiator.

**BEDROOM THREE 16'4" x 13'5" (4.98 x 4.09)**  
Double bedroom. 2 Skylights to front. uPVC window to side. Carpeted. Radiator. Tv aerial points.

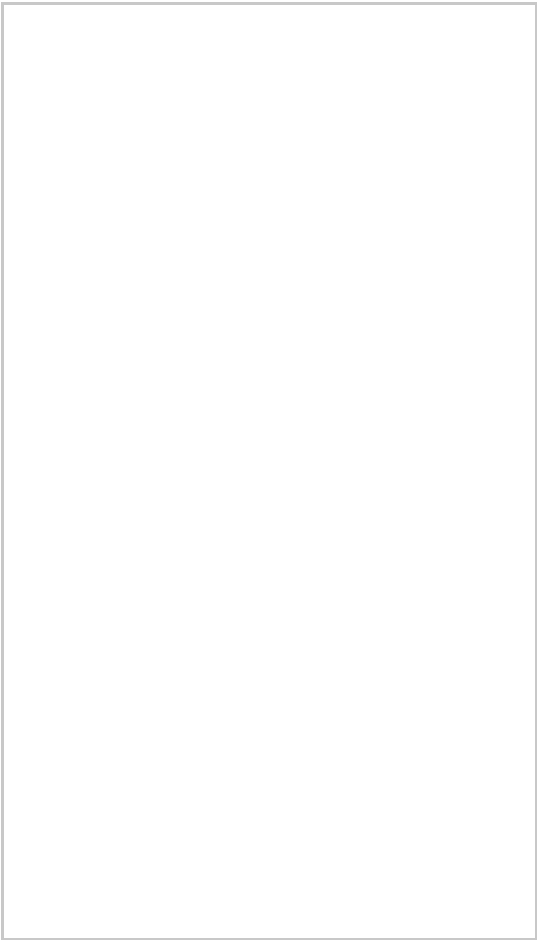
**BATHROOM 9'5" x 5'3" (2.87 x 1.60)**  
Suite comprising wash hand basin. Low level w.c. Bath with shower attachment over. Tiled floor. Extractor fan. uPVC window to side.

**OUTSIDE**  
Front - Enclosed covered off road parking for one vehicle only.  
Rear - Small courtyard garden.

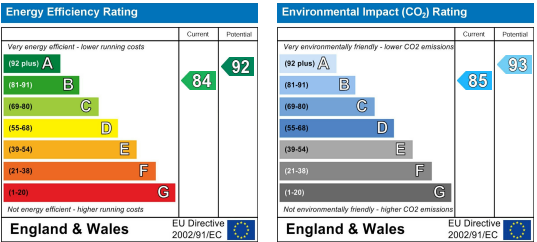
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.