



## Stocking Park Road

, Lightmoor, Telford, TF4 3QZ

# Rental £1,200 pcm

3 bedroom House available 18 August 2024

53-55 Ketley Park Road, Telford, , TF1 5BF

## 01952 603911

**Opening Times**

Mon 09.00 - 18.00; Tues 09.00 - 18.00

Wed 09.00 - 18.00; Thurs 09.00 - 18.00

Fri 09.00 - 18.00; Sat 09.00 - 18.00; Sun Closed

\* Unfurnished

## Situation

A lovely three bedroom property, A canopy entrance porch with door opening into through Entrance Hall with stairs to the first floor, storage cupboard and cloakroom off. The Kitchen is located to the front of the House and is fitted with a range of white fronted base and wall mounted units with drawers, integral oven, hob and extractor. The Lounge / Diner is found overlooking the rear garden with window and French doors giving access to the patio area. The Master Bedroom is located to the front with two windows, two separate built-in wardrobes and door into an En-suite with modern white three piece suite. There are two further Bedrooms located to the rear and the principal Bathroom has a modern white suite. The property benefits from gas central heating and upvc double glazing. Externally, the property is approached over a pathway with established border and gravel to the sides. The rear garden has a paved patio area, gravelled area and gate giving access into the rear courtyard parking area where the Garage and parking space are clearly indicated.

## Accommodation

All measurements are approximate.

## Further Information

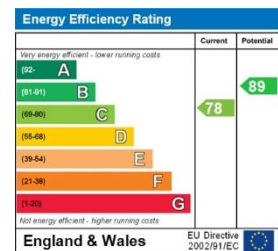
The deposit required is £1,384

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

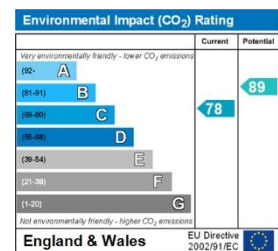
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-1461

Creation Date: 23/07/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © GPS Property Shropshire Ltd, 2024. GPS Property Shropshire Ltd Registered in England No. 383094