



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM TERRACED HOUSE FOR RENT - £1,050 PER MONTH

QUEENSVILLE, STAFFORD, STAFFORDSHIRE, ST17 4NJ



## KEY FEATURES

- LARGE THREE BEDROOM TERRACE PROPERTY • SPACIOUS LOUNGE • SEPARATE DINING ROOM • MODERN KITCHEN • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • FULLY ENCLOSED REAR GARDEN • NOT OVERLOOKED AT REAR

## DESCRIPTION

Austin & Roe have pleasure in offering TO LET this large Three Bedroom Terraced property on Queensville, close to the Retail Park and walking distance of the Town Centre.

**\*\*SORRY NO DOGS AT QUEESNVILLE\*\***

AVAILABLE Early February

The property comprises, Entrance Hallway, Lounge, Dining Room and Kitchen on the Ground Floor: one the First Floor Three Double Bedrooms and a Large Bathroom.

Council Tax B

At the front of the property is a retaining wall with low maintenance garden, steps up to the front door, an undercover alleyway to allow for refuse removal, a rear garden with patio area, lawns and gardens, with open fields beyond the property boundary.

Mains Gas & Electric  
Mains Water, Drains and Sewerage  
Broadband FTTC  
Mobile coverage  
Low risk of flooding.  
NO PETS  
NO SMOKERS

We are members of the following.  
TDS Membership No. G10450  
The Property Ombudsman Scheme Membership No. T02157  
Property Mark Client Monies Protection CO130967  
No Tenant Administration Fees payable.  
This property is offered Let only and is Managed by the Landlord

## LOCATION

Opposite the Queensville Retail Park.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## TENANCY INFO

No Tenant Administration Fees payable.  
This property is offered Let only and is Managed by the Landlord.

One Months Deposit.



