



## 3 St Augustines Court, Hedon, HU12 8EP

- Attractive two bedroom house
- Close to local amenities
- Cul de sac position
- GCH and uPVC DG
- Lounge and kitchen
- Garden and parking Bond £525

**£475 Per calendar month**



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## 3 St Augustines Court, Hedon, HU12 8EP

ATTRACTIVE modern two bedroom end terrace close to the amenities that Hedon has to offer. Located in a cul de sac this property has gas central heating and uPVC double glazing. Lounge and fitted kitchen to the ground floor. Bedrooms and bathroom to the first floor. Allocated parking space immediately to the front of the property. Bond £525. Landlord has requested no smokers, pets or DSS.

### DIRECTIONS/LOCATION

Travel to the B1362 New Road Hedon until you reach a turning called Iveson Close which is in between St Augustines Gate and Baxtergate. St Augustines Court is the last turning on the left at the bottom of Iveson Close.

### GROUND FLOOR

#### ENTRANCE

Enter via uPVC double glazed door into entrance vestibule.

#### ENTRANCE VESTIBULE

Single radiator. Stairs to first floor accommodation. Door leading into lounge.

#### LOUNGE

4.24m x 3.43m (13'11 x 11'3)

With uPVC double glazed window to the front aspect. Single radiator. Laminate flooring, under stairs storage cupboard. Sliding door leading into kitchen. T.V aerial and telephone point.

#### KITCHEN

3.45m x 2.21m (11'4 x 7'3)

Fitted with a range of base and wall units, drawers with contrasting work surfaces. Stainless steel sink with mixer tap. Single radiator. Plumbing in for automatic washing machine. Provision for an electric cooker. Extractor over. A uPVC double glazed window to the rear and a uPVC double glazed door leading out to the rear garden. Coving to the ceiling and wood panel splash backs.

### FIRST FLOOR

#### LANDING

Doors leading into the two bedrooms and bathroom.

#### BEDROOM ONE

3.45m x 2.51m (11'4 x 8'3)

With uPVC double glazed window to the front aspect. Single radiator. Recessed wardrobe. Cupboard with combi boiler, storage area and coving to the ceiling.

#### BEDROOM TWO

3.00m x 1.68m (9'10 x 5'6)

With uPVC double glazed window to the rear aspect. Single radiator. Access to the boarded loft with light.

#### BATHROOM

2.06m x 1.68m (6'9 x 5'6)



With white shell suite comprising of panelled bath with electric shower, pedestal wash hand basin and low level flush w.c. Single radiator. Tiled splash backs. Coving to the ceiling. A uPVC double glazed window to the rear aspect.

## EXTERNAL

To the front there is an allocated parking space immediately in front of the property just near the raised flower bed. To the rear, block paved courtyard with wooden shed, side gate access into pedestrian area which leads into the town of Hedon and its amenities.

## SERVICES

The mains services of water, gas, drainage and electric are connected. The property has a combi boiler providing gas central heating to panelled radiators and hot water.

## OUTGOINGS

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number:0022026600510A. Prospective tenants should check this information before making any commitment to take up a lease of the property.

## ENERGY PERFORMANCE CERTIFICATE

The current energy rating is C.

## REFERENCES & SECURITY BOND

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property and applicable charges, a reference and administration charge will be payable to the agents for processing any application, this currently being £100 for an individual and £125 for a couple. Should the application be accepted an additional contribution of £35 will be made for the inventory check in/out will be payable upon completion of the tenancy documentation. The security bond required for the property is £525 which will be payable on the move in date together with the first month's rent of £475. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

## VIEWINGS

Strictly by appointment with the Sole Agent on (01482) 375212.

## VALUATION/MARKET APPRAISAL

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## Energy rating -C





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