



## Three Oaks Close UB10 8DU

**SUPERB 3 BED SEMI-DETACHED HOUSE** : Available to rent, this extremely well presented 3 bedroom house benefits from a fitted kitchen and living room area, superb ground floor shower room, first floor bathroom and enclosed low maintenance family friendly garden.

Extremely spacious and located in a much sought after residential road

Externally there is parking for up to 2 vehicles to the front, excellent rear garden and other benefits include gas central heating and double glazed windows.

- \* Minimum Tenancy 6 Months
- \* Deposit £2,950
- \* Council Tax Band F

## Accommodation

3 Bedroom Semi-Detached House

Fitted Kitchen + Appliances

Superb Fitted Bathroom

Driveway for 2 Cars

EPC Rating C

## Ground Floor

**Kitchen** - 9' 6" x 14' 5" (2.9m x 4.4m) Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, fridge/freezer and part tiled walls and splashbacks. Bi-fold doors to rear garden.

**Living Room** - 16' 0" x 10' 9" (4.9m x 3.3m) Wooden flooring and a radiator. Double glazed window to front aspect

**Shower room** - Tiled flooring. Three-piece shower room to include electric shower, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. double glazed frosted window.



## First Floor

**Bedroom 1** - 9' 10" x 13' 8" (3m x 4.2m) Fitted carpet, radiator, en suite and double glazed window to rear aspect

**Bedroom 2** - 11' 5" x 8' 10" (3.5m x 2.7m) Fitted carpet, radiator and double glazed window to front aspect

**Bedroom 3** - 11' 5" x 11' 5" (3.5m x 3.5m) Fitted carpet, radiator and double glazed window to front aspect

**Bathroom** - Tiled flooring and heated towel rail. Three-piece bathroom suite to include a panel enclosed bath with electric shower, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.



## Exterior

**Outside front** - Off street parking

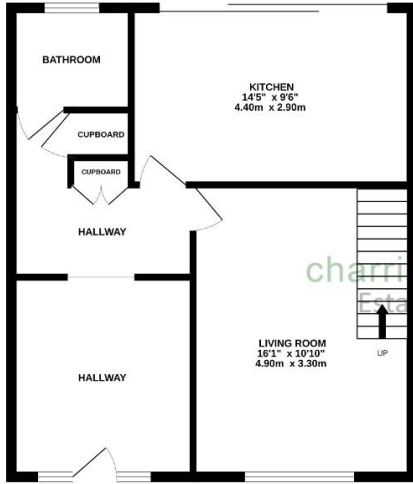
**Rear garden** - Patio area and laid to lawn



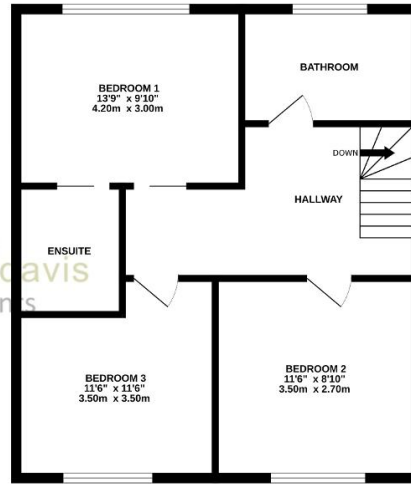




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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