



**16 St Martin Close
 , UB8 3SQ
 £1,700 PCM**

Deposit required £1,961

**Available date 12th August
 2026**

2 Double bedroom House.

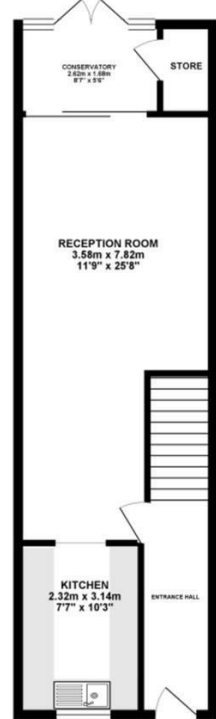
This lovely property boasts a spacious living dining room, perfect for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, there's plenty of space for a growing family or for guests to stay over comfortably.

One of the highlights of this property is the conservatory, where you can enjoy a cup of tea while basking in the natural light. The double glazed windows not only keep the house warm and cozy but also help in reducing outside noise, providing you with a peaceful living environment.

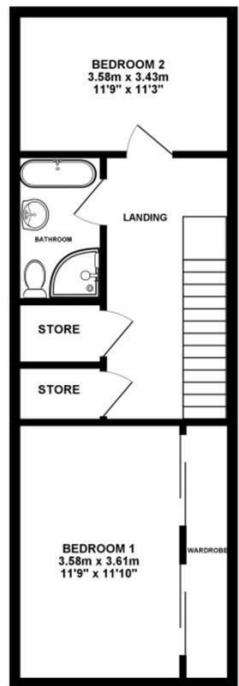
The four-piece bathroom with a bath and shower unit offers convenience and luxury, making your daily routine a breeze. And let's not forget about the parking space for one vehicle, ensuring you never have to worry about finding a spot after a long day.

Don't miss out on the opportunity to make this house your own - book a viewing today and envision the endless possibilities that this property has to offer!

GROUND FLOOR 46.14 sq. m.
(496.66 sq. ft.)



1ST FLOOR 43.32 sq. m.
(466.29 sq. ft.)



TOTAL FLOOR AREA : 45.78 sq. m. (492.77 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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.
 Made with Metreze (2022)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	