

**BRUNTON**  
RESIDENTIAL



**PRENDWICK AVENUE, GREAT PARK, NE13**

**£1,300 Per Month**

# BRUNTON

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## RESIDENTIAL





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Available now - Rent £1,300pcm - 3 Bedroms - Detached House - Master Bedroom with Ensuite - Garage & Driveway - Private Rear Garden - Downstairs W/C - Internal garage access - Call Today

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Brunton Residential are delighted to offer this excellent detached home located on Prendwick Avenue in the popular Great Park development. This property is in a great position and is available for immediate viewings.

This 'Persimmon Rufford' has accommodation which briefly comprises; entrance hall with access to the garage and lounge, an internal hallway offers staircase to the first floor, a ground floor WC, and door to a full-width dining/kitchen with a range of fitted units & appliances with French door access to the rear garden. The first floor consists of a stylish master bedroom with ensuite and double door access to a balcony, bedrooms two and three and a stylish family bathroom. Externally there is a small town garden to the front with driveway leading to garage and pathway access to the property while to the rear is a lawned garden with a patio area and fenced boundaries.



# BRUNTON

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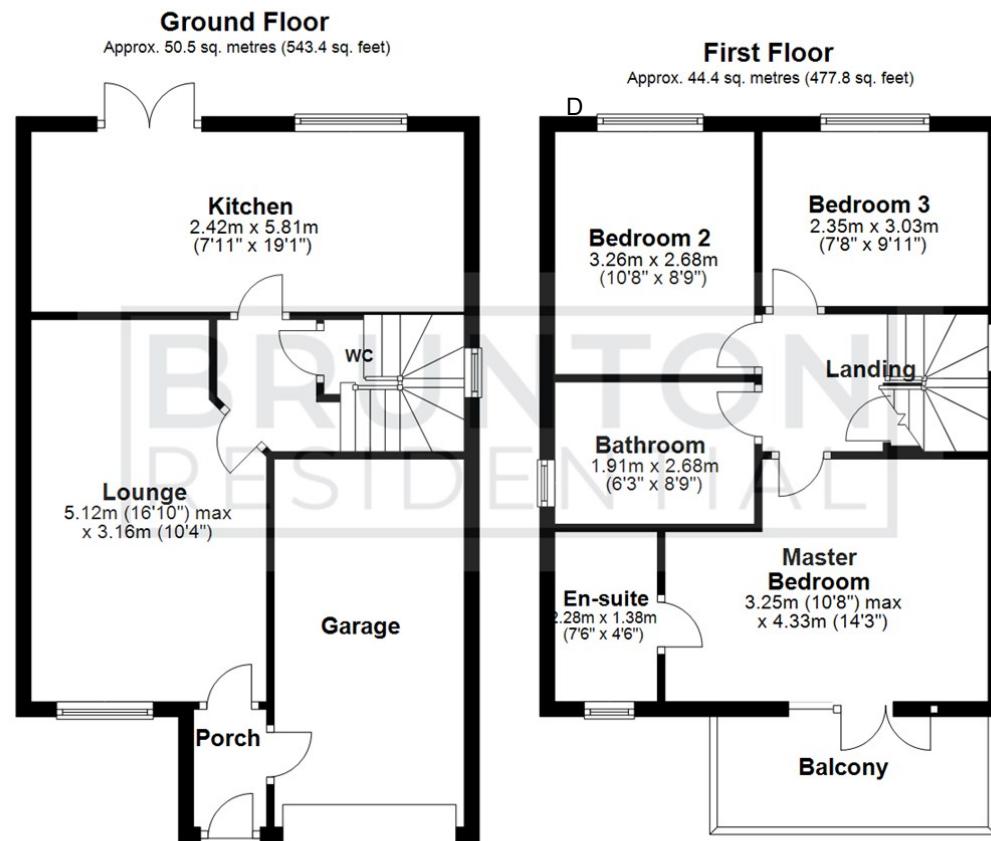
## RESIDENTIAL

TENURE :

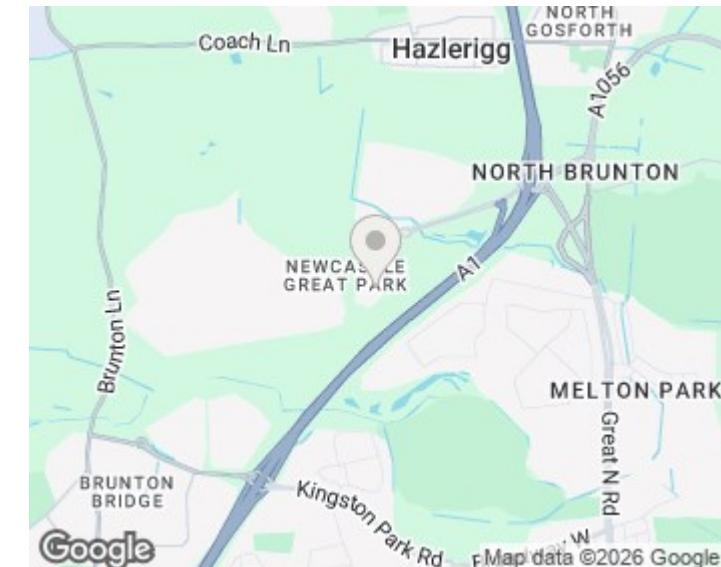
LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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