

# GPS Telford

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## Lily Terrace

, Trench Road, Trench, Telford, TF2 6PH

# Rental £825 pcm

2 bedroom House available 02 April 2025

53-55 Ketley Park Road, Telford, , TF1 5BF

## 01952 603911

**Opening Times**

Mon 09.00 - 18.00; Tues 09.00 - 18.00

Wed 09.00 - 18.00; Thurs 09.00 - 18.00

Fri 09.00 - 18.00; Sat 09.00 - 18.00; Sun Closed

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\* Unfurnished

## Situation

A well presented and deceptively spacious, two bedroom, end terraced property located in the popular residential area of Trench. Internally, the property offers lounge, separate dining room, kitchen, ground floor bathroom and two good size bedrooms. Externally, there is a pleasant rear garden with side access to the front. The property is available from the beginning of April and now available for viewings.

## Accommodation

### Bathroom

### Bedroom one (front)

### Bedroom Two (rear)

### Dining room (rear)

### Front

### Kitchen

### Lounge (front)

### Other

### Rear

### Stairs

All measurements are approximate.

## Directions

Situated on main road about half way down Trench Road, opposite side to Fiat garage

## Further Information

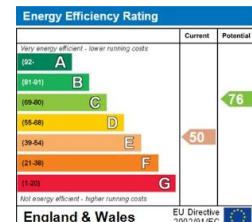
The deposit required is £951

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

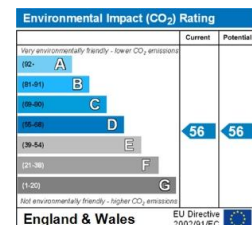
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of  
Creation Date: 05/03/2025

Property Ref: inst-1546

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © GPS Property Shropshire Ltd., 2025. GPS Property Shropshire Ltd Registered in England No. 383094