RYAN HILL

ryanhill.me

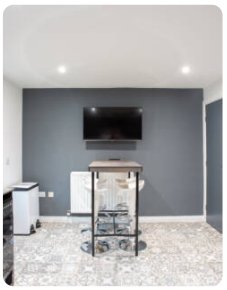
# 61 Kingfisher Way

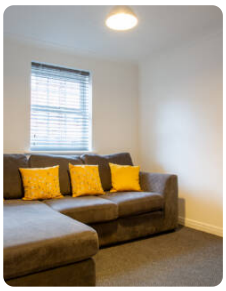
From **£150** pppw

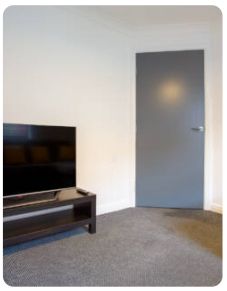
**£178 pppw** including bills · Price for 2027/28











## Top features

- 4 bed
- 2.5 bath
- 0.5m to uni
- Fully furnished
- 0.5m to town

## The house

This modern 3 story property has a great location for a 4 bed property, any closer and you would be on Campus! A separate lounge for gaming or watching movies and a large kitchen/diner that is big enough for more than 4 People with Smart TV. Bedrooms all come with double beds and TV's. The property is also features 2  Shower rooms, a separate WC downstairs and a nice sized garden.

Deposit £450 Per Person.

## Property details

### Safety certificates

- ✓ EICR
- ✓ Fire Risk Assessment
- ✓ Gas Safety certificate

Documents available on request.

## Everything included

- ✓ Chest of drawers
- ✓ Wardrobe
- ✓ Double bed
- ✓ Desk
- ✓ Desk chair
- ✓ TV
- ✓ Sofa
- ✓ Double glazing
- ✓ Smoke detectors
- ✓ Carbon monoxide detector
- ✓ Washing machine
- ✓ Fridge/freezer
- ✓ Tumble dryer
- ✓ Dishwasher
- ✓ Vacuum cleaner
- ✓ Kettle
- ✓ Microwave
- ✓ Toaster
- ✓ Breakfast bar
- ✓ Garden
- ✓ Central heating
- ✓ Double bedrooms
- ✓ Heated towel rail
- ✓ Separate living room
- ✓ Bills inc. option available

### Bills included

- Gas
- Water
- Electricity
- Broadband
- TV licence

## Come and see it

Scan the QR code to see every photo of 61 Kingfisher Way and book a viewing.

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Details correct on 23 November 2026. Images for illustration purposes only; furniture and decor may vary.