

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,400 per month

Midhope Close, Woking, Surrey, GU22 7UF



### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM - 8.25M X 2.76M • KITCHEN - 3.01M X 2.08M • BEDROOM ONE - 4.23M X 2.41M • BEDROOM TWO - 3.18M X 2.72M • BEDROOM THREE - 2.88M X 2.19M • BATHROOM - 2.12M X 1.85M • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D68

## Description

This attractive and refurbished three bedroom neo Georgian town house is located in the highly sought after Mt Hermon area, which is conveniently and quietly positioned within a short walk of Woking town centre and mainline station.

The accommodation comprises: entrance hall, refitted downstairs cloakroom, large double aspect living room with patio doors to rear garden, refitted kitchen with appliances including a slimline dishwasher, stairs to first floor landing, three bedrooms (two with wardrobes), refitted bathroom suite, gas central heating, double glazing, enclosed rear garden and a garage in a nearby block.

**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit of one weeks' rent is required upon making an Application For Tenancy which can be put towards the first month's rent, which will become payable upon signing the tenancy agreement. Should your Landlord accept a request to keep pets at the property, an additional monthly rent payment may be required. Upon request, further written information will be provided by the Agent.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

