

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,160 per month

Kings Road, Woking, Surrey, GU21 5JP



### KEY FEATURES

- VICTORIAN TERRACED HOUSE • SITTING ROOM - 7.52M X 2.98M • CONSERVATORY - 4.44M X 2.32M • KITCHEN - 3.51M X 1.95M • BEDROOM ONE - 3.77M X 3.50M • BEDROOM TWO - 3.51M X 2.62M • ENCLOSED REAR GARDEN • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D60.

## Description

This spacious two bedroom Victorian terraced house is located in a popular and convenient position within walking distance of Woking town centre and mainline station.

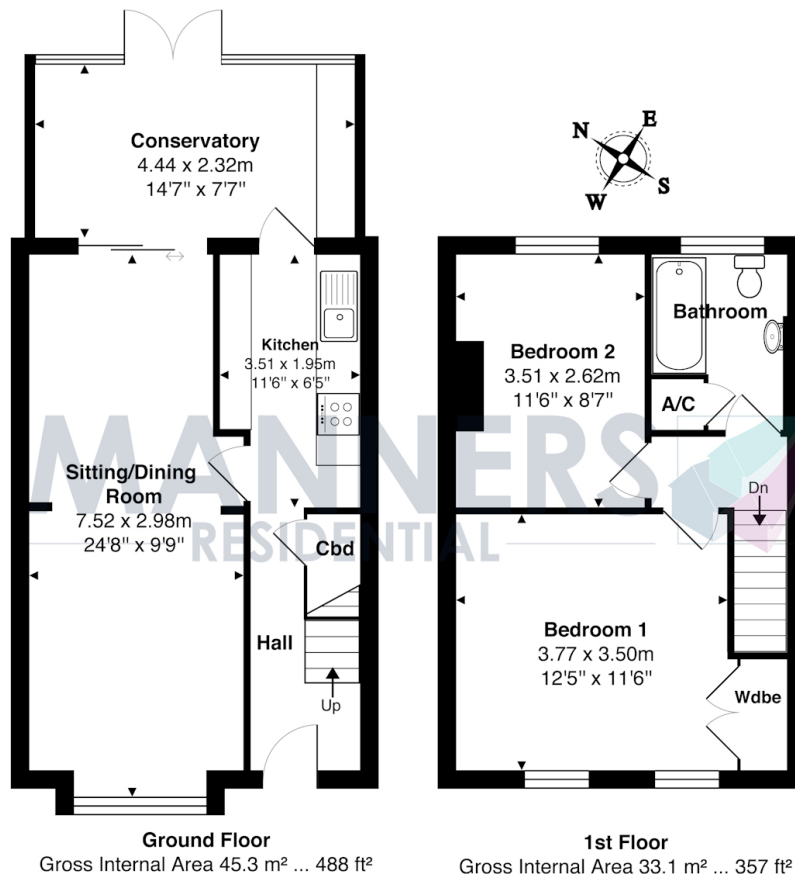
The accommodation comprises: Entrance hall, large double aspect lounge/dining room, full width double glazed conservatory, modern kitchen with appliances, landing, two good sized bedrooms, modern bathroom with shower, gas central heating, double glazing, good sized enclosed rear garden.

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.