

# MANNERS

## RESIDENTIAL

3 Bedroom House for Rent - £1,195 per month

Fircroft Close, Woking, Surrey, GU22 7LZ



### KEY FEATURES

- SPACIOUS LIVING ROOM • THREE BEDROOM • CUL DE SAC POSITION • REFITTED KITCHEN WITH APPLIANCES • GAS CENTRAL HEATING • CONSERVATORY • ENCLOSED REAR GARDEN • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C69

## Description

This spacious three bedroom mid terrace town house is located in a convenient and sought after cul de sac position adjacent to Woking Park and just 5 minutes walk to Woking town centre and mainline station.

The accommodation comprises: Entrance hall, spacious living room with doors leading to a conservatory, refitted kitchen with appliances, landing, three good sized bedrooms, modern bathroom with shower, gas central heating, 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		