

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,200 per month
Oakfield, Goldsworth Park, Woking, Surrey, GU21 3QT



KEY FEATURES

- END OF TERRACE HOUSE • LIVING ROOM • KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • THREE PIECE BATHROOM • GAS HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN & GARAGE • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- D59

Description

This two bedroom end of terrace house has just been redecorated and recarpeted throughout and benefits from a larger than average enclosed rear garden.

The accommodation comprises of a useful entrance lobby, a good sized lounge/dining room and the separate kitchen comes with appliances and overlooks the garden. Upstairs there are two double bedrooms, with fitted wardrobes to the rear bedroom, and a three piece white bathroom suite. The property also has gas heating, double glazing, an enclosed rear garden and a car parking space.

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.

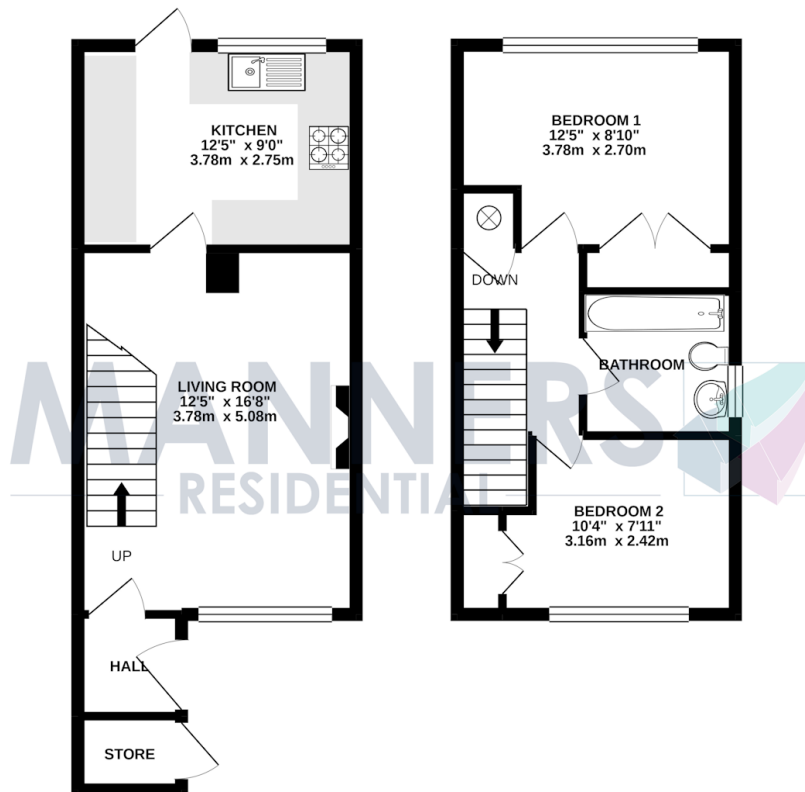
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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