

# MANNERS

## RESIDENTIAL

2 Bedroom House for Rent - £1,100 per month

Kingcup Drive, Bisley, Woking, Surrey, GU24 9HH



### KEY FEATURES

- TERRACED HOUSE • LIVING ROOM - 4.24M X 3.59M • KITCHEN - 3.82M X 1.65M • BEDROOM ONE - 3.41M X 3.38 WITH WARDROBE • BEDROOM TWO - 2.58M X 2.40M WITH CUPBOARD • BATHROOM - 1.67M X 1.33 • RESIDENTS PARKING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING - C70

## Description

This well presented two bedroom house benefits from having a well established front garden, double glazing and gas heating. Situated on the popular Flowers development this location offers excellent commuter facilities with easy road access to Woking, Guildford and Camberley town centres as well as the M3 road link.

The accommodation comprises of covered porch, entrance hall with downstairs cloakroom, spacious lounge/dining room, kitchen with appliances, stairs to first floor landing, double master bedroom with built in wardrobes, further second single bedroom, fully tiled bathroom, gas heating, double glazing, well stocked front garden with shed and residents parking.

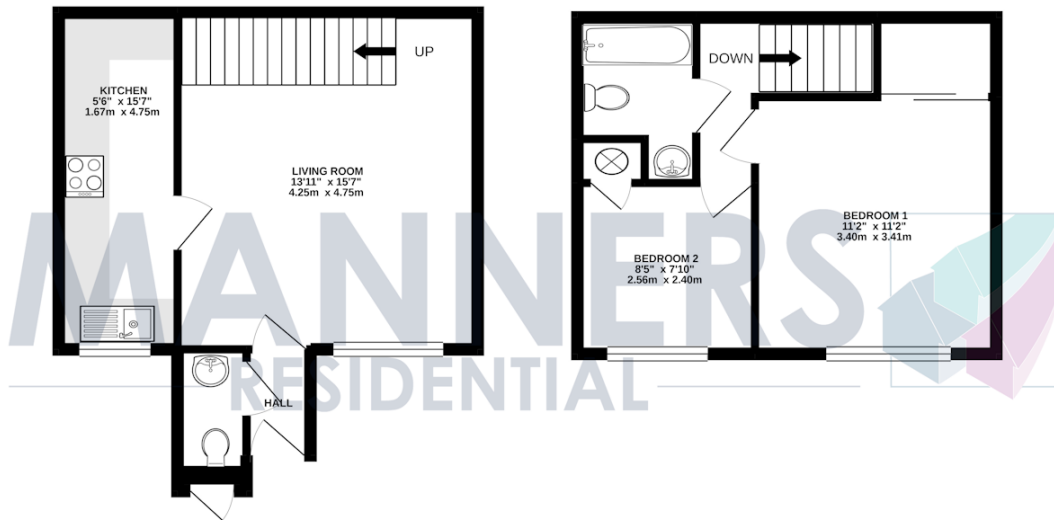
**Additional Information:** These particulars are meant as a guide only, and as such do not form part of a legally binding contract. Rent excludes the tenancy deposit of five weeks' rent up to an annual rent of £50,000 (£4166.67 pcm) and six weeks' rent above an annual rent of £50,000. A holding deposit 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		90   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
335 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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