

MANNERS

RESIDENTIAL

3 Bedroom House for Rent - £1,450 per month

Inkerman Road, Knaphill, Woking, Surrey, GU21 2AQ



KEY FEATURES

- TERRACED HOUSE • LIVING ROOM • OPEN PLAN REFITTED KITCHEN/DINING ROOM • THREE BEDROOMS • WHITE BATHROOM SUITE • OFF STREET PARKING FOR TWO CARS • REAR GARDEN • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- E40

Description

This extremely spacious, light & airy three bedroom terraced house comes with the added benefit of two off road parking spaces. The accommodation comprises of entrance hall, large lounge, spacious refitted kitchen with appliances open plan to dining room, overlooking a decked terrace and rear garden. Stairs to first floor landing, three good sized bedrooms, refitted three piece white bathroom suite with electric shower, radiator heating, double glazed windows, two off road parking spaces and an 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.

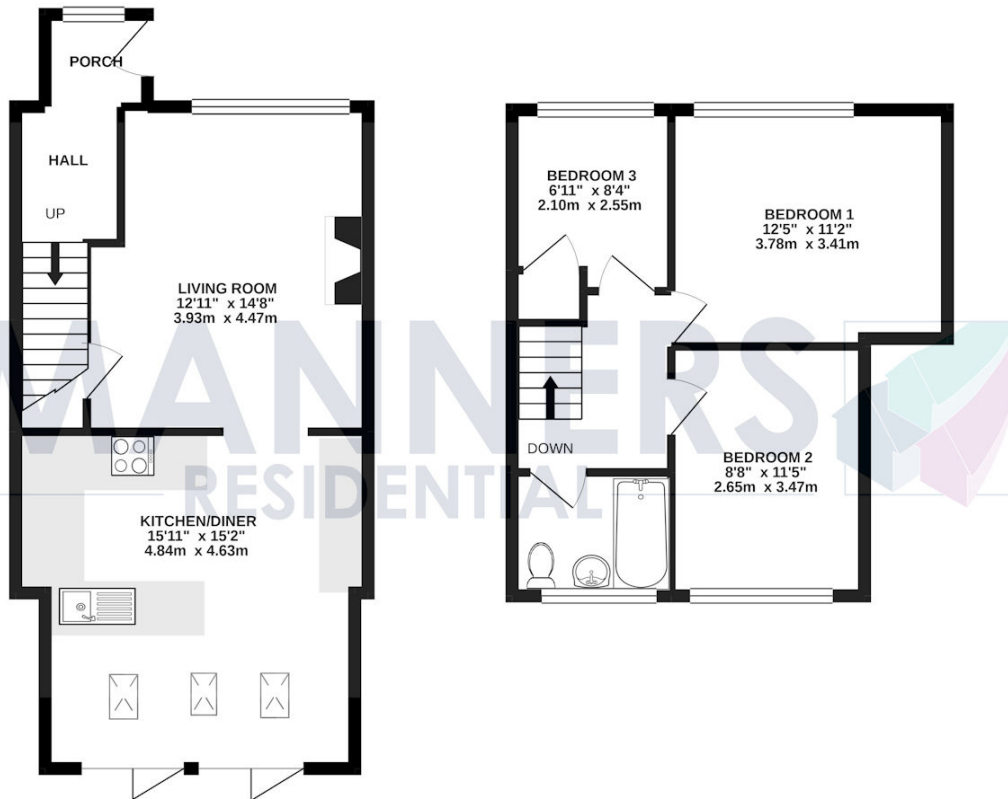
These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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