

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,250 per month
Germander Drive, Bisley, Woking, Surrey, GU24 9HE



KEY FEATURES

- TERRACED HOUSE WITH RESIDENTS PARKING • LIVING ROOM • REFITTED KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH BUILT IN WARDROBE • SECOND BEDROOM • REFITTED WHITE BATHROOM SUITE • RADIATOR HEATING AND DOUBLE GLAZING • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C71 / COUNCIL TAX BAND:- C

Description

Situated close to a lovely green open space, this terraced house is presented in exceptional condition throughout and benefits from a C rated Energy Performance Certificate.

The front door opens to an entrance lobby with a refitted cloakroom, a door leads into the living room, which is of a good size. The kitchen is fitted with range of white high gloss units, with plenty of cupboards and drawers. It also comes with a fitted oven, hob, extractor, washing machine and a fridge/freezer.

Stairs from the living room lead up to the first floor landing where you will find the main bedroom with a built in wardrobe, the second bedroom and also the three piece white bathroom suite. This home is presented in neutral colours and benefits from having double glazed windows and a front garden.

Location

Bisley village sits conveniently for access to both Woking and Guildford, whilst the M3 is approximately 2 miles away.

There is a Primary school in the village with secondary schools being easily accessible in West End and St Johns. There is a local Sainsbury's within the village as well as an excellent butcher. A larger Sainsbury's superstore is within a mile in nearby Knaphill.

For those who enjoy the outdoors Bisley village is surrounded by acres of common land at nearby Brentmoor Heath as well as Stafford Lake. Nearby Brookwood station provides a regular direct service to Waterloo.

Exterior

Outside - Outside the property has it's own open plan front garden, residents parking and there is a green open space alongside the cul de sac.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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