

MANNERS

RESIDENTIAL

2 Bedroom House for Rent - £1,350 per month

Oakridge, Westend, Woking, Surrey, GU24 9PJ



KEY FEATURES

• END TERRACE HOUSE • LIVING ROOM WITH CONSERVATORY • KITCHEN WITH APPLIANCES • TWO BEDROOMS • BATHROOM AND DOWNSTAIRS W.C • LOW MAINTENANCE REAR GARDEN • TWO PARKING SPACES • UNFURNISHED • FIVE WEEK TENANCY DEPOSIT REQUIRED • EPC RATING:- C71 / COUNCIL TAX BAND:- C

Description

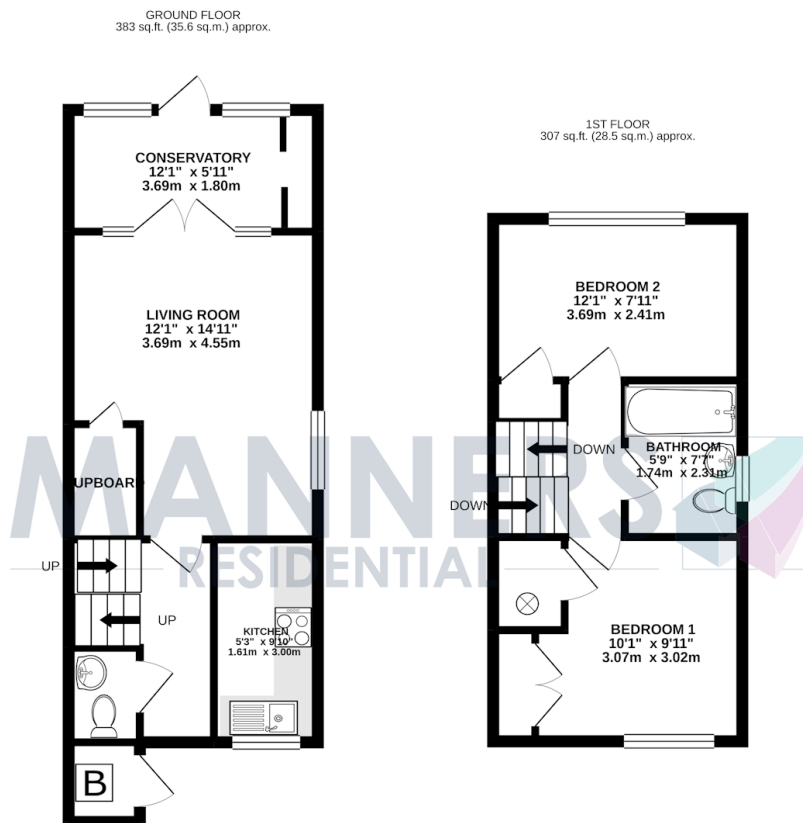
Having just been redecorated and recarpeted this bright end of terrace two bedroom house can be found in a pleasant cul de sac position, offering great road access to the M3, Camberley, Guildford and Woking centres.

The accommodation comprises, porch, hallway, downstairs cloakroom, spacious living room, conservatory, fitted kitchen with appliances, stairs and landing, two large double bedrooms, three piece white bathroom suite, fresh new contemporary decoration and carpets/floor coverings, gas radiator central heating, two allocated parking spaces outside the house and an enclosed low maintenance 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		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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