



TO LET

Trees Road, Bourne End
£1,895 pcm + security deposit

Nicely presented two bedroom terraced property - close to Bourne End village centre

- **Lovely terraced house**
- **Two double bedrooms**
- **Gas Central Heating**
- **Double glazing**
- **Contemporary design**
- **Walk to Bourne End village**
- **Walk to train station**
- **Unfurnished**
- **Modern kitchen with appliances**
- **Fitted robes in main bedroom**



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security deposit

Trees Road,
Bourne End,
Bourne End
SL8 5HF

This very attractive two bedroom mid-terrace property comes to the market on an unfurnished basis and is available mid-November 2024. Situated in a quiet and established road near to Bourne End village and train station, accommodation comprises entrance hall with cloakroom & understairs cupboard, spacious living room with excellent natural light, study/office area with doors to pleasant rear garden with patio and shed, excellent modern kitchen with appliances *. Upstairs to main bedroom with built in wardrobes and second double bedroom plus family bathroom with bath and shower over. Double glazing. Gas central heating. Plenty of on street parking. Energy efficiency rating grade D. Council tax band D (Buckinghamshire County Council). Managed by the agent, a Propertmark member with full client money protection. Sorry no pets allowed. AVAILABLE MID-NOVEMBER. UNFURNISHED. NON-SMOKING ACCOMMODATION. * Kitchen appliances include integrated washing machine, oven, dishwasher and fridge freezer plus induction hob.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants

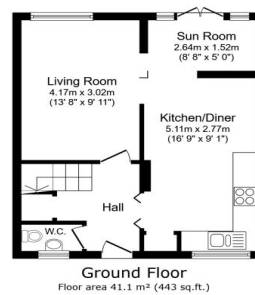
>> Key Features

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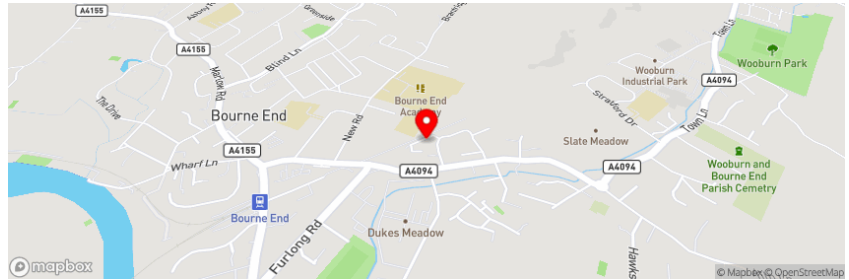
arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





TOTAL: 74.4 m² (800 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any built floor area), openings and constraints are approximate. It should not be used as a basis for any legal agreement. No liability is accepted for any errors, omissions or misstatements. It should not be used as a basis for any legal agreement. No liability is accepted for any errors, omissions or misstatements. It should not be used as a basis for any legal agreement. No liability is accepted for any errors, omissions or misstatements.

Directions



Certificate Number : 3290-4521-0322-7408-3043

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/3290-4521-0322-7408-3043>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.