



## 8 Holford Street

Congleton, Cheshire CW12 1HA

**Monthly Rental Of £700**

(exclusive) + fees

- WELL PRESENTED MID TERRACE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR YARD
- CLOSE TO CONGLETON TOWN CENTRE

## TO LET (Unfurnished)

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED COTTAGE. PVCu DOUBLE GLAZING AND GAS CENTRAL HEATING - EASY WALKING DISTANCE OF THE TOWN CENTRE.

Lounge through dining room. Modern kitchen. Landing with two double bedrooms and bathroom with contemporary white suite. Enclosed rear yard. Unrestricted on street parking.

Positioned discreetly just off the beaten track yet within a stones throw of the town centre, which offers its array of shops, bars and restaurants.

The front entrance leads into the OPEN PLAN lounge/dining room, beyond which is the newly installed kitchen offered with sleek white units and integrated hob and oven. To the first floor is the landing which provides access to the two double bedrooms and the good sized bathroom which features a brand new white bathroom suite with shower over the bath.

There is an enclosed and private rear yard and the property benefits from full PVCu double glazing and gas central heating.

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE** : PVCu door with opaque double glazed panels to:

**LOUNGE THROUGH DINING ROOM** 6.83m (22ft 5in) x 3.66m (12ft 0in) Maximum: PVCu double glazed window to front aspect.



PVCu double glazed window to rear aspect. Two double panel central heating radiators. (The gas fire has been disconnected and is for decorative purposes only.) Central open plan staircase to first floor. Natural brick wall feature. Cupboard to alcove housing gas meter. Television aerial point. 13 Amp power points. BT telephone point (subject to BT approval). Two wall light points.

**KITCHEN** 3.94m (12ft 11in) x 1.68m (5ft 6in) : PVCu double glazed window to side. PVCu door was opaque double glazed panels to rear yard. Fitted with a range of white fronted units with working surfaces over. Single bowl stainless steel sink and drainer with mixer tap. Inset 4-Ring hob having extractor hood over and electric oven below. Space for under counter fridge. Tiled to splashbacks.

**First floor : LANDING :**

**BEDROOM 1 FRONT** 3.68m (12ft 1in) Maximum x 2.84m (9ft 4in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in cupboard. BT telephone point (subject to BT approval). Television aerial point. Access to roof space.

**BEDROOM 2 REAR** 2.9m (9ft 6in) x 2.54m (8ft 4in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Television aerial point.

**BATHROOM** : PVCu opaque double glazed window to side. White suite comprising: low level w.c. with enclosed cistern, wash hand basin inset into unit having cupboard below and curved panel bath having mixer tap with shower attachment. Centrally heated towel radiator. Tiled to splashbacks Built-in cupboard having mirrored sliding door housing gas combination central heating boiler. Plumbing for washing machine.

**OUTSIDE REAR** : Enclosed yard. Attached brick built store. Access through gate to South Street.

**SERVICES** : All mains services are connected (although not tested).



**VIEWINGS :** Strictly by appointment through the sole letting agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council **TAX BAND:** A

**DIRECTIONS:** From our office proceed along West Street, taking the first right into Antrobus Street, then take your second right into Holford Street where number 8 will be found on the left hand side clearly identified by our To Let board.

**Holding Deposit (per tenancy) – One week’s rent**

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The holding deposit is required while we carry our preliminary checks and obtain employer’s reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- (a) One month’s rent in advance in **cleared funds** (less the amount of the holding deposit).
- (b) A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- (c) Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

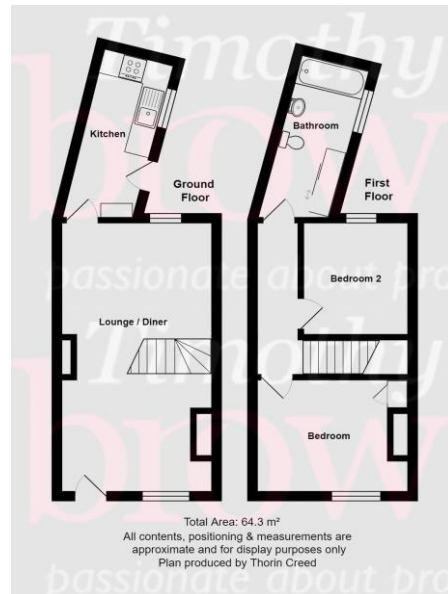
Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

**Pets:** Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

**WE REGRET NO SMOKERS. PETS MAY BE CONSIDERED ON A CASE BY CASE BASIS.**

The Department for Communities and Local Government “How to Rent – Checklist for renting in England” which can be downloaded at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How\\_to\\_Rent\\_Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)



**Energy Performance Certificate** HM Government

8, Holford Street, CONGLETON, CW12 1HA  
 Dwelling type: Mid terrace house Reference number: 0280-9975-0202-0248-8944  
 Date of assessment: 09 December 2018 Type of assessment: RPSAP existing dwelling  
 Date of certificate: 10 December 2018 Total floor area: 64 m²

Use this document to:  
 a. Compare current ratings of properties to see which properties are more energy efficient  
 b. Find out how you can save energy and money by installing improvement measures

Estimated energy costs of heating for 3 years:	£ 2,190
Over 3 years you could save:	£ 637

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 168 over 3 years	£ 168 over 3 years
Heating	£ 1,883 over 3 years	£ 1,215 over 3 years
Hot Water	£ 2,057 over 3 years	£ 1,610 over 3 years
<b>Totals</b>	<b>£ 4,108</b>	<b>£ 2,993</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current: **D** Potential: **C**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 177
2 Floor insulation (solid floor)	£1,000 - £5,000	£ 84
3 Heating controls (room thermostat and TRVs)	£50 - £450	£ 189

See page 3 for a full list of recommendations for this property.  
 HM Government and the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energyguide](http://www.gov.uk/energyguide) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**Disclaimer**  
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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