



STEPHENSON BROWNE



**140 Groby Road, Cheshire
CW1 4NB
£895 PCM**

AVAILABLE 9TH JUNE! This pretty two bedroom property boasts original features and is spacious throughout. Comprising of two reception rooms with a log burner, modern kitchen with skylight and patio doors that open out into the large garden. To the first floor are two double bedrooms and family bathroom with shower over the bath. Externally is a gated front driveway with parking for many vehicles. Sorry no cats or dogs



Important notice

Whilst we endeavour to ensure accuracy of our letting's descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we cannot confirm the cost of these as they are different from person-to-person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	31	60
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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