



Kingsway, Wrose,
£950 Per Calendar Month

**** WELL PRESENTED 3 BEDROOM SEMI DETACHED WITH GARDENS GARAGE STORAGE AND DRIVE ****

In a sought after residential location, close to local amenities and schools is this spacious property is an ideal family home briefly comprising; Entrance hall, lounge, kitchen/dining , downstairs wc ,three first floor bedrooms and house bathroom with shower over the bath . There are gardens to the front and rear a drive leading to good size storage garage .The property further benefits ,double glazing, gas central heating and alarm system .

Available 19th of August 2024

Council tax band C

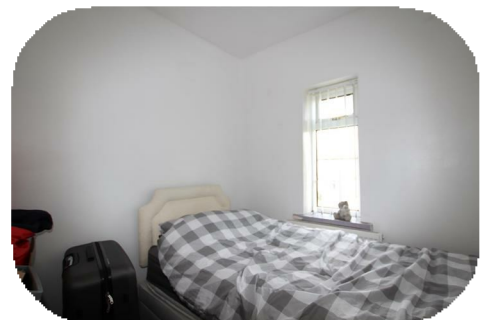
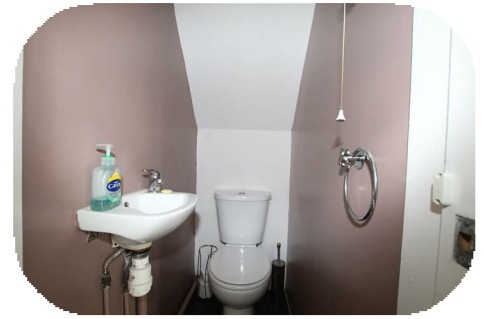
*****VIEW IMMEDIATELY*****

SORRY NO PETS or SMOKERS



Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
1-12 G			1-12 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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