



SPRING GROVE

SPRING GROVE  
THORNHILL





## SPRING GROVE

THORNHILL, CF14 9DL - £1,195 PCM



3 bedroom(s)



1 bathroom(s)



701.00 sq ft

UNFURNISHED three bedroom end link house located close to local amenities and offering good transport links to the City Centre and M4 motorway. Recently redecorated and recarpeted the property comprises:- Entrance hall, lounge, kitchen. Stairs and landing to the first floor:- three bedrooms and refurbished bathroom with electric shower over bath. Large enclosed rear garden and driveway parking. Gas central heating. Available for immediate occupation.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Seel and Co Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

### PROPERTY SPECIALIST


**Ms Cody Byrne**

[cody@jeffreygross.co.uk](mailto:cody@jeffreygross.co.uk)

Property Management Co-ordinator





| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   | <b>89</b> |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            | <b>53</b>   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



















”

Comments by Ms Cody Byrne

”

# Spring Grove, Thornhill



Total Area: 65.1 m<sup>2</sup> ... 701 ft<sup>2</sup>

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross