

Meller Braggins



Mereheath Park, Knutsford, Cheshire, WA16
£1,500 PCM



• Walking Distance To Knutsford Town Centre • Two Bedroom Detached Bungalow • Large Living / Dining Room • Large Rear Gardens • EPC Band - E

We are excited to be showcasing this 2 bedroom detached bungalow in the popular Mereheath Park within a short stroll to Knutsford town centre. Local primary schools are well catered for with Egerton Primary School, Bexton Primary and St Vincent De Paul Catholic Primary School all within 1 mile away and Knutsford Academy within 0.5 miles away. You are a short walk to Tatton Park with the beautiful Mansion, Gardens, Farm & Parkland and slightly further afield the National Trust properties of Dunham Massey or Quarry Bank all within a short drive.

The property comprises of an entrance hall, large living / dining room, kitchen with integrated units, two bedrooms and bathroom with separate WC.

Externally the bungalow has a long driveway fitting 2/3 cars and a single garage. There is a garden to the front, a lovely and secluded rear garden off the kitchen.

The property benefits from UPVC double glazed windows, and is heated by gas central heating.

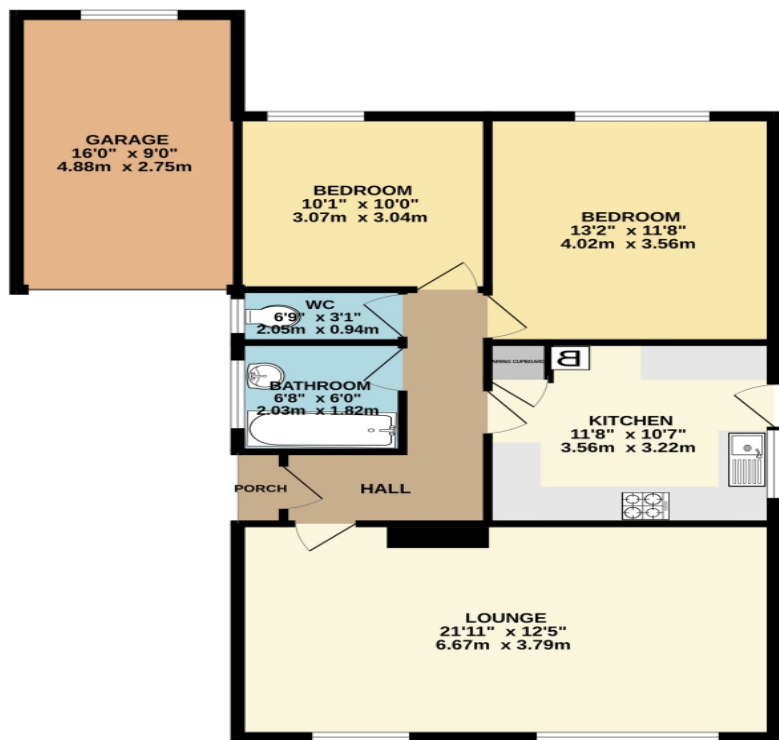
Available 17th August 2024
Unfurnished

Holding Deposit – upon application, a holding deposit of £346.15 is payable
Deposit – upon the signing of the tenancy agreement, a deposit of £1730.77 is payable

Council Tax Band – E
EPC Band – E

Broadband - Standard Download 16 Mbps and Upload 1 Mbps, Superfast Download 44 Mbps and Upload 8 Mbps and Ultrafast Download 1000 Mbps and Upload 220 Mbps (<https://checker.ofcom.org.uk/en-gb/broadband-coverage>)
The property can be located at <http://floating.studs.facelift>.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		85
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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