

£1,100 PCM

Jayman
www.jayman.co.uk

Lettings & Property Management



Oaken Hurst Avenue, Hawkseyard, WS15 1RG

£1,100 PCM

- Redecorating and new carpets throughout
- Open plan kitchen/diner
- Downstairs WC, en-suite and main bathroom
- Two car parking spaces
- EPC C
- Three bedrooms
- Spacious living room
- Front and back garden
- Council Tax B
- Available August



Porch

Lounge 12'2" x 17'10"

Spacious living room which will benefit from new carpets and re-decoration.

WC

Downstairs WC

Kitchen 15'4" x 9'1"

Open plan kitchen/diner, space for fridge/freezer and washing machine. The dining room carpet will be removed and flooring put down.

Bedroom 1 8'7" x 11'10"

Double bedroom that will be re-decorated and new carpets.

En-suite 8'4" x 4'5"

With shower room, hand basin and WC.

Bedroom 2 8'4" x 10'2"

Double bedroom that will be re-decorated and new carpets.

Bedroom 3 6'0" x 8'7"

Single bedroom that will be re-decorated and new carpets.

Bathroom 6'3" x 9'1"

With bath, WC and hand basin.

Garden

With patio and lawn areas with door to rear parking.

Parking

Two parking spaces to rear.

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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			