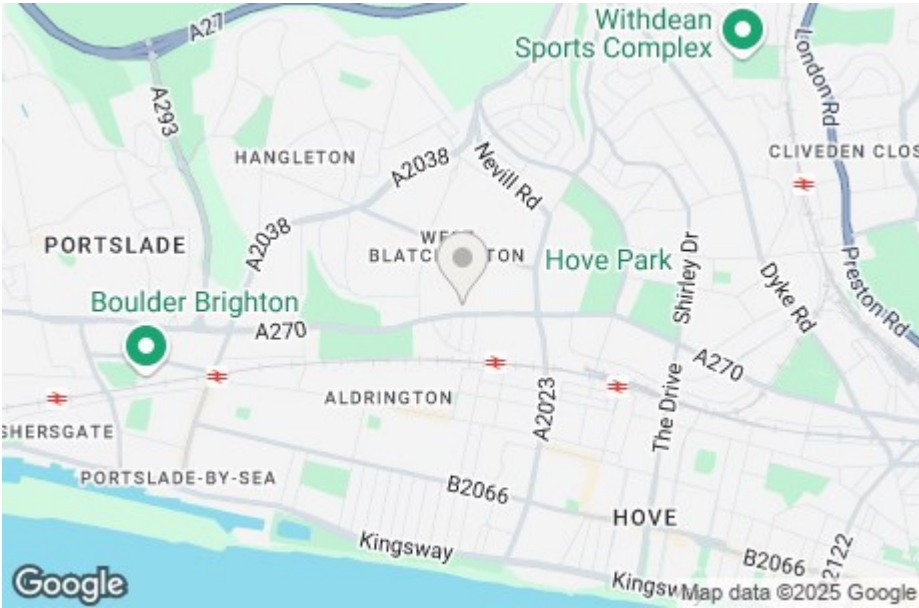


**2 Cranmer Avenue, Hove, Sussex, BN3 7JQ**

**£2,395**

Mishon Welton Letts are pleased to present this Four bedroom Three Reception Room unfurnished Semi Detached House with Off Street Parking, Entrance Porch, Entrance Hall, Large Lounge with bay window, Dining room and conservatory with wooden floors, Fitted Kitchen with Gas hob and electric oven, Utility room and downstairs cloakroom, Master bedroom with fitted mirrored wardrobes, three further double bedrooms, bathroom with shower over, double glazing, gas central heating, corner plot with large lawned and patio garden. Please note the garage will not be included in the let, Available now Pets Allowed, Professionals only.

Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. 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 quoted for guidance only as are floor plans 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 the purpose.