



47 Latchford Lane Berwick Grange Shrewsbury Shropshire

Monthly Rental Of £895

AVAILABLE LATE MAY- An attractive 3 bedroom house in an appealing end of terrace corner plot. The spacious accommodation includes Entrance Hall, Cloakroom, Generous Living Room, Kitchen (with white goods)/Dining Room, Good Size Conservatory, 3 Bedrooms, Re-fitted Bathroom, GCH, DG, Driveway, Garden. **ZJ&B TENANT INFORMATION:** Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent **EXCLUDES** utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property and Pets are not considered unless otherwise stated.



47 Latchford Lane, Berwick Grange, Shrewsbury, Shropshire, SY1 4YG



Accommodation includes:

- Entrance Hall
- Lounge 14' 8" x 15' 1" (4.47m x 4.59m)
- Kitchen 15' 1" x 8' 8" (4.59m x 2.64m)
- Conservatory 12' 5" x 6' 8" (3.78m x 2.03m)
- Bedroom 1 11' 8" x 8' 5" (3.55m x 2.56m)
- Bedroom 2 10' 1" x 8' 5" (3.07m x 2.56m)
- Bedroom 3 8' 7" x 6' 6" (2.61m x 1.98m)
- Bathroom

- Council Tax Band B
- Monthly Rental Of £895 per calendar month
- Deposit - £1,032.00
- 5 weeks rent
- Minimum Term of 12 months



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

47 Latchford Lane Shrewsbury SY1 4YG	Energy rating C	Valid until 30 January 2029
Certificate number 7204-6016-1216-3887-3204		

Property type
end-terrace house

Total floor area
67 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/energy-performance-certificate-landlords>

Energy rating and score
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](https://www.gov.uk/energy-performance-certificate-landlords)

<https://www.energy-certificates.service.gov.uk/energy-certificates/7204-6016-1216-3887-3204>

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FLOOR PLANS FOR GUIDANCE ONLY