



Zaza Johnson & Bath
Incorporating Jacksons

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: lettings@zjandb.com



8 Hurdsman Street Oswestry Shropshire SY11 1LY

Monthly Rental Of £650.00

**An attractive 2 bedroom terrace with GCH, Living Room, Kitchen/Diner,
2 Bedrooms and Bathroom and ear Courtyard.**

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;
Pets are not considered unless otherwise stated.**



8 Hurdsman Street, Oswestry, Shropshire, SY11 1LY



Accommodation includes:
Living Room 11' 9" x 10' 4" (3.58m x 3.15m)
Kitichen/Dining Room 11' 9" x 11' 7" (3.58m x 3.53m)
Bedroom 1 11' 9" x 10' 4" (3.58m x 3.15m)
Bedroom 2 11' 7" x 6' 10" (3.53m x 2.08m)
Bathroom
Rear Courtyard

Council Tax Band A

Monthly Rental Of £650.00
per calendar month

Deposit - £750.00
5 weeks rent

Minimum Term of 12 months



Energy performance certificate (EPC)

8 HURDSMAN STREET OSWESTRY SY11 1LY	Energy rating D	Valid until 29 March 2031 Certificate number 3457-3064-8207-1489-8264
Property type Mid-terrace house		
Total floor area 45 square metres		
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/government/guidance/letting-property-minimum-energy-efficiency-ratings-and-exemptions		
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be B. See how to improve this property's energy performance.		

FLOOR PLANS FOR GUIDANCE ONLY