

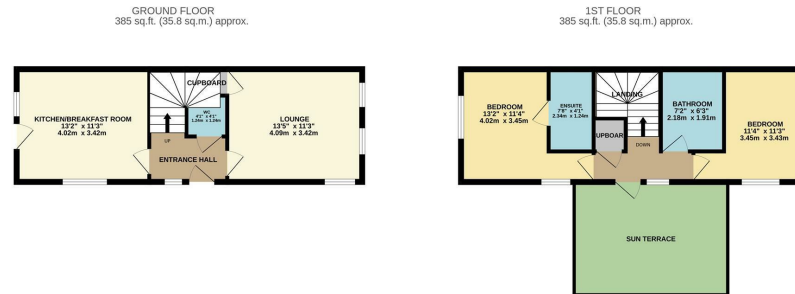


Barnsley Wood Rise, Newhall, CM17 9GG
£1,700 Per Month

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Barnsley Wood Rise, Newhall, CM17 9GG

Available MID AUGUST on an unfurnished basis is this two double bedroom link detached family home that is well presented throughout and is found in the popular Newhall Development. The property comprises an entrance hallway leading to a lounge, kitchen/breakfast room with a range of fitted wall and base units with some white goods and a cloakroom/WC. The first floor offers two bedrooms with an en-suite shower room to the main bedroom, a family bathroom and a decked sun terrace. The rear garden is laid to AstroTurf lawn with decking areas and a summer house. Other benefits include a driveway for two vehicles. Barnsley Wood Rise is located just off Sparrowhawk Way, with local schools, shops and fields close by.



REYLANDJOHNSONBWR
 TOTAL FLOOR AREA: 770 sq.ft. (71.5 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 misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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