

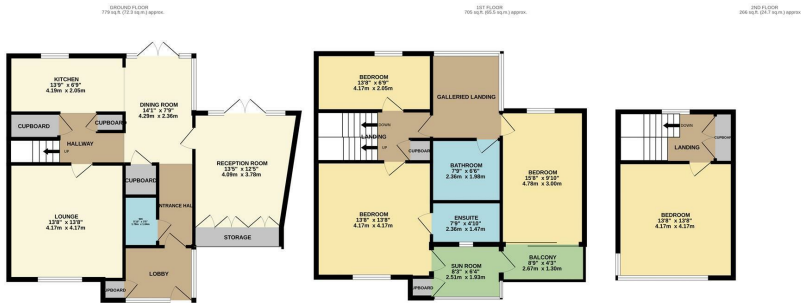


St. Nicholas Green, Newhall, CM17 9LJ
£2,395 Per Month



St. Nicholas Green, Newhall, CM17 9LJ

An immaculate four bedroom family home, available from 1st July on an unfurnished basis. The property has accommodation over three floors with the ground comprising of an entrance porch, hallway, W.C/cloakroom, open plan kitchen/dining space which has fitted wall & base units and some integrated appliances, formal lounge and additional reception room which would be ideal for a playroom or office. The first floor has three bedrooms with fitted wardrobes, family bathroom and en-suite shower as well as external and internal balconies which has views across the park, the top floor has another large double bedroom with wardrobes. Outside, there is a driveway to the front and the rear garden is laid to patio and AstroTurf.



SNGREYLANDJOHNSON
TOTAL FLOOR AREA - 1750 sq.ft. (162.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.