

Morton Close, , Frimley Green GU16 9UY







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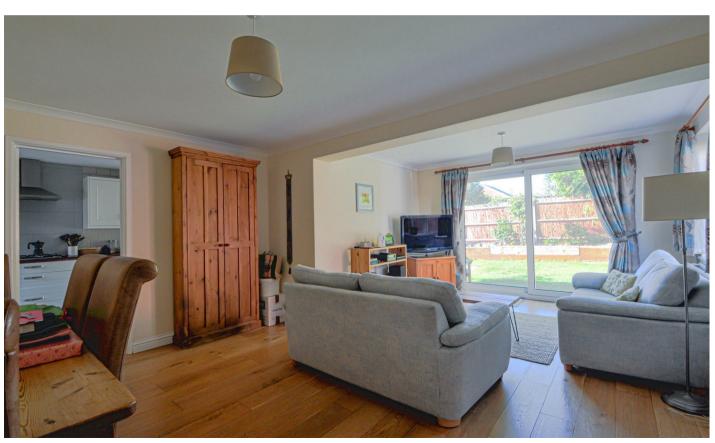
# £1,900 PCM

- Detached family home
- Large sitting room
- Downstairs cloakroom
- Private rear garden

- Three bedrooms
- Modern kitchen
- Garage and driveway
- Unfurnished









## Description

This very well presented detached family home is located in a nice peaceful location in Frimley, and has the added advantage of a garage and off road parking for three cars.

The accommodation comprises a large extended lounge/diner, modern fitted kitchen with breakfast room/study and a downstairs cloakroom. On the first floor there are 2 double bedrooms and a small single bedroom and a family bathroom with shower over the bath. Outside is an enclosed rear garden with decking area and raised beds and borders.

One cat may be considered but no dogs allowed.

Unfurnished and available 6th November 2025.

Council tax band: D

EPC rating: D

Minimum tenancy length - 12 months with a 6

month break clause

Deposit = 5 weeks rent - £2,192 First Months rent - £1,900 Holding deposit - £438 (will be deducted from the first months rent upon move in)











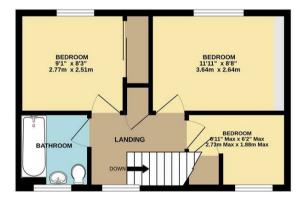


## Floor Plans Area Map

GROUND FLOOR 615 sq.ft. (57.2 sq.m.) approx.



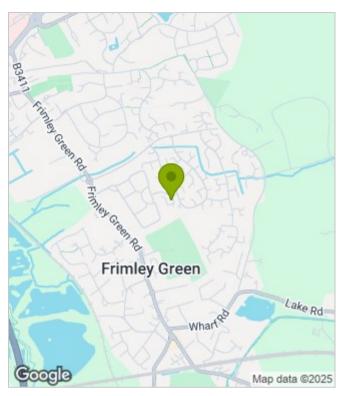
1ST FLOOR 360 sq.ft. (33.4 sq.m.) approx.



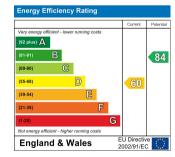
#### TOTAL FLOOR AREA: 975 sq.ft. (90.6 sq.m.) approx.

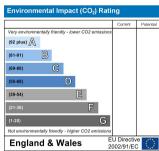
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.

Made with Metropix 6/2025 and services are serviced as to their operability or efficiency can be given.



## **Energy Performance Graph**







Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained