



## **1 Churchgate Court, Wood Lane, Braunston, LE15 8JG**

**£1,500 PCM**

A beautifully appointed semi-detached stable yard mews conversion enjoying views of the church in a sought-after conservation village. The accommodation on offer briefly comprises:

**GROUND FLOOR:** Reception Dining Hall, Sitting Room, Library/Study, Dining Kitchen, Cloakroom/WC; **FIRST FLOOR:** Master Bedroom with en-suite Shower Room, two further double Bedrooms, Bathroom.

OUTSIDE there are two car parking spaces and a garage with a walled yard to the rear.

Council Tax Band: E  
Deposit: £1,730.76

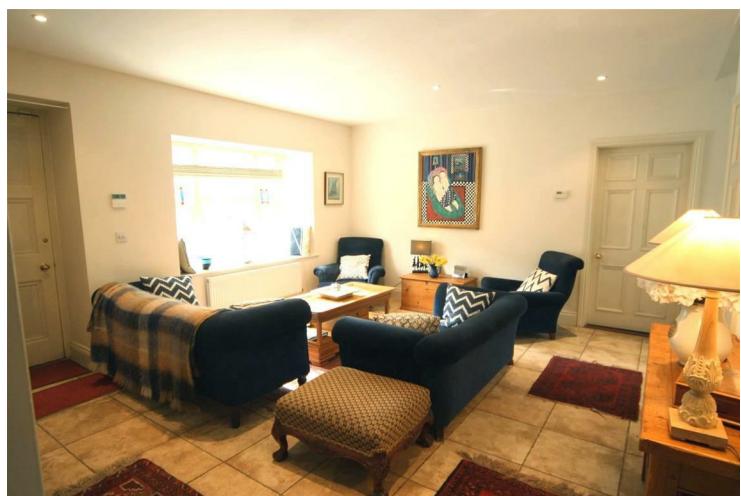
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	42	53
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## SERVICES

Mains electricity  
 Mains water supply  
 Mains sewerage  
 Boiler and radiators - electric

According to <https://checker.ofcom.org.uk/>

Broadband availability: Standard, Superfast

Mobile signal availability:

EE - good outdoor and in-home

O2 - variable outdoor

Three - good outdoor, variable in-home

Vodafone - variable outdoor

Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.