



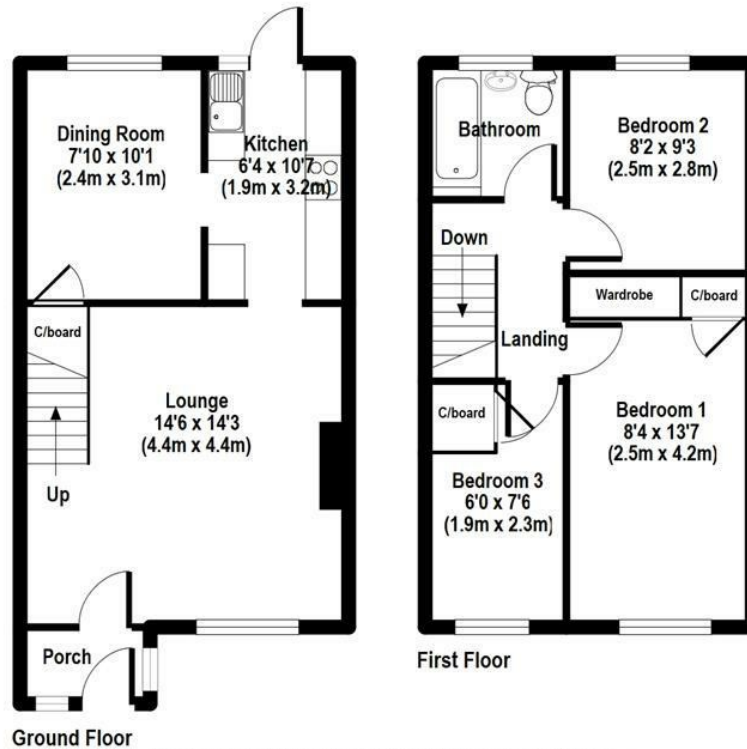
This property is situated in the stunning village of Newington and has excellent travel links, the property is a short walk from the train station and has excellent motorway links. Internally the property boasts of a good size lounge, a separate dining room with storage and a kitchen. To the first floor there are two double bedrooms, and one single bedroom, the master bedroom also benefits from a built in wardrobe, there is also a family bathroom. Externally the property has front and rear gardens and a garage en bloc!

£1,200 PCM

- Three Bedroom Terraced Property
- Lounge and Dining Room
- Kitchen
- Garage En - Bloc
- Upstairs Bathroom
- EPC Rating - D (57)
- Council Tax Band - C
- Freehold
- Deposit - £1384
- Holding Fee - £276







APPROX GROSS INTERNAL FLOOR AREA: 739 sq. ft / 69 sq. m

The Willows

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan. (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.