



Puttney Drive,  
PCM £1,300 PCM

## Key Features

- 2 BEDROOM HOUSE
- Popular Location
- Rear Garden
- 1 Allocated Parking Space to the Front of the Property
- Holding Fee £300
- EPC Rating C (71)
- Deposit £1,500
- Council Tax Band B
- **CALL NOW TO VIEW**



## Property Summary

AVAILABLE EARLY NOVEMBER! Call now to view this stunning property on Puttney Drive. The property is being presented in fantastic condition and is ready for the new occupants! There are two bedrooms, both double in size and a good size bathroom. On the ground floor there is a nice size Lounge and Kitchen to rear. Externally there is a good size garden to the rear and 1 allocated parking space to the front. Demand is expected to be high so call now to arrange your viewing. **CALL NOW TO VIEW!**





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>		
(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>		
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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.

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