

## 3 Orchard Close, Hurley, Atherstone, CV9 2LZ



## Monthly Rental Of £995

- Three bedroomed Semi-detached
- Gas Central Heating
- EPC Rating: D Council Tax Band: A
- Fitted Kitchen
- Off Road Parking
- Deposit: £1145 Holding Deposit: £229

**100<sup>TH</sup>**  
ANNIVERSARY  
CENTENARY YEAR 2024  
COTTONS

#### Company Details:

Cottons is a trading name of "Cottons Property Consultants LLP" which is a Limited Liability Partnership registered in England and Wales.

Registered No OC360837.

Registered Office 361 Hagley Road Edgbaston Birmingham B17 8DL.

Individuals referred to as "partners" or "associate partners" are members of Cottons Property Consultants LLP, employees, persons working at the direction of or consultants with equivalent standing or qualifications.

#### Partners:

Andrew J. Barden MRICS FNAVA  
Richard D. Longden B.Sc. (Hons.) MRICS  
Stephen D. Sutton B.Sc (Est Man) FRICS  
Stuart A. Gibbs MARLA  
John Day FRICS FNAVA  
Daniel J. O'Malley B.Sc (Hons) HnDip MRICS FNAEA FNAVA  
Jason E. Coombes B.A. Assoc RICS MARLA MNAVA

#### Associate Partners:

Ian M. Axon ANAVA  
MaryJane Davies

#### Consultant:

Kenneth F Davis FRICS

Located with a cul-de-sac, Cottons are delighted to offer a smart refurbished, three bedroomed semi-detached property available for let, with two double bedrooms, and a third single bedroom (please note bedroom three has reduced floor-space due to staircase bulkhead), plus two reception rooms, a fitted kitchen, front and rear gardens, plus off road parking! EPC Rating: D Council Tax Band: A, Deposit: £1145 Holding Deposit: £229 For a full breakdown of permitted fees, please visit our website, [cottons.co.uk](http://cottons.co.uk)

## ACCOMMODATION

### Entrance Hallway

With a ceiling mounted light point, radiator and doorway through to the lounge and kitchen, plus stairs to the first floor.

### Lounge

With ceiling mounted light point, gas central heating radiator and a window to the front aspect.

### Dining Room

With a ceiling mounted light point, window to side aspect, built in airing cupboard and doors to...

### Fitted Kitchen

With a ceiling mounted light point, a window over-looking the garden aspect, an array of wall and base mounted kitchen units, a built-in storage cupboard with storage shelving and a second cupboard housing the gas central heating boiler.

### First Floor Landing

With a ceiling mounted light point, window to side aspect, built in airing cupboard and doors to...

### Bedroom One (Front)

With ceiling mounted light point, window to front aspect and gas central heating radiator.

### Bedroom Two (Rear)

With ceiling mounted light point, window to rear aspect and gas central heating radiator.

### Bedroom Three

With ceiling mounted light point, window to front aspect and gas central heating radiator.

### W.C.

With a ceiling mounted light point, opaque window to side aspect and close-coupled W.C.

### Bathroom

With a ceiling mounted light point, opaque window to rear aspect, panelled bath and pedestal wash hand basin.

### Outside

Driveway and lawned garden to fore, rear garden and patio to rear.



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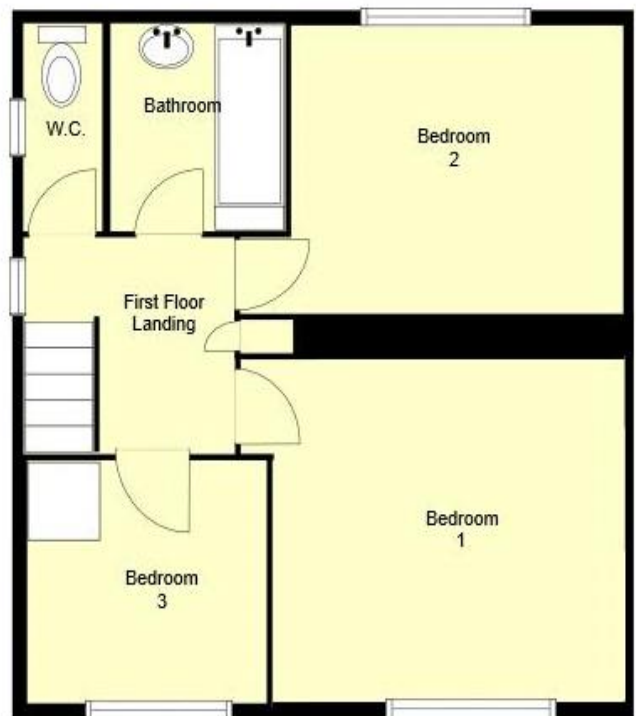


TENANCY TERMS – A 6 months Assured Shorthold Tenancy is envisaged at a rent of per calendar month.

The ingoing tenant will be required to pay a deposit of APPLYING TO RENT THIS PROPERTY - If you are interested in applying for this property you will need to complete an application form and pay a holding deposit in the sum of £229 (one weeks rent). Details confirming the use of the holding deposit will be provided to you together with the application forms



**Ground Floor**  
For illustrative purposes only, not to scale.



**First Floor**  
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**Partners:**

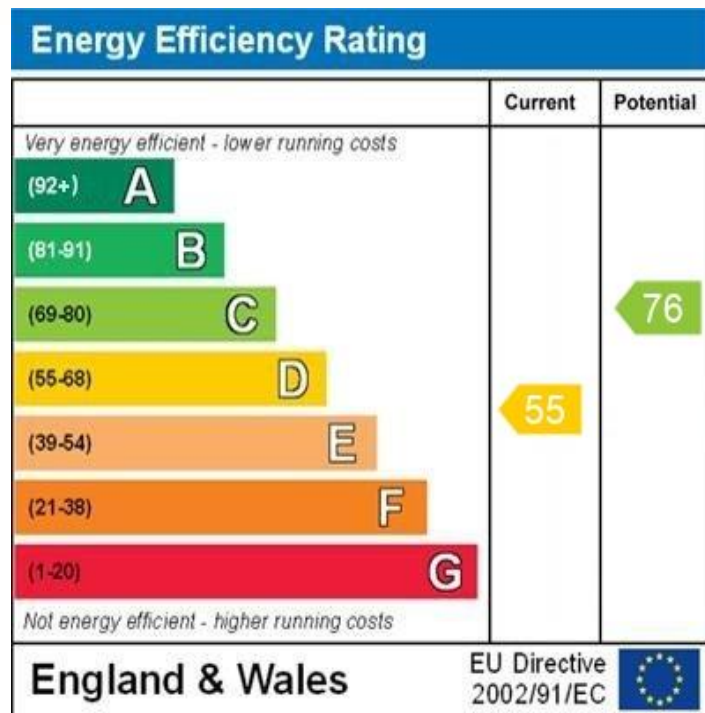
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## Property Tenure

Freehold

## Council Tax Band

A

## EPC Rating

D

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Please note that these particulars have been prepared by us on the basis of information provided to us by our client. **NOTICE:** Cottons Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Cottons Chartered Surveyors has any authority to make or give any representation or warranty whatsoever in relation to this property.

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