



# 14 Worcester Close

Little Biling





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Little Biling NN3 9GD

£1,350 PCM

A modern four bedroom detached home with accommodation comprising entrance hall, sitting room with study area, dining room, large kitchen, cloakroom/WC, a three-piece family bathroom and four bedrooms with en-suite to the master. Outside is a rear garden with patio leading to a lawn area and lawn frontage with driveway to the side leading to a single garage. Further benefits include gas radiator heating and uPVC double glazing.

### Tenancy Information

- Deposit: £1557.00 (1 Week Holding Deposit - £311.53)
- Smokers: Not Allowed
- Pets: Not Allowed
- Unfurnished
- Length of Tenancy: 12 Months
- Available: Early August 2024

### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

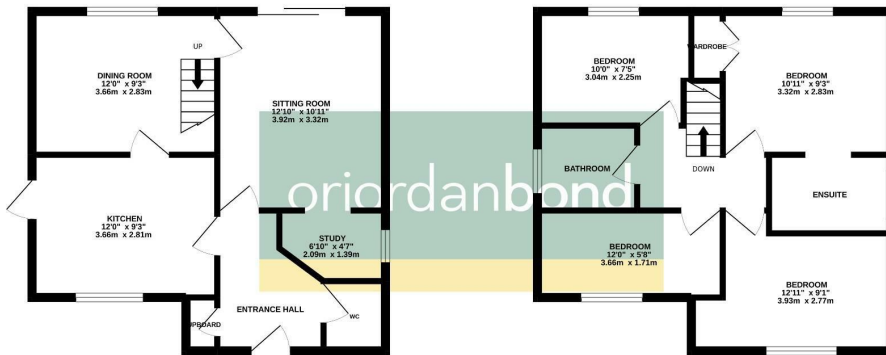
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GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.

Whilst 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.  
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