



WEDMORE ROAD





WEDMORE ROAD

, CF11 6SH - £1,400 PCM



3 bedroom(s)



1 bathroom(s)



676.00 sq ft

Jeffrey Ross are pleased to market this fully furnished three bedroom house on Wedmore Road in Grangetown. Ideally located within close proximity to the amenities of Clare Road and a further 10 minutes to the City Centre. The property briefly comprises of entrance hallway with ground floor double bedroom, cosy living room leading to a fitted kitchen with built in appliances. The first floor of the property further comprises of family bathroom with bath and shower overhead and two double bedrooms. The property is offered fully furnished and further benefits from a small low maintenance rear garden, gas central heating and on street parking. Ideal for professional sharers, not one to be missed!

EPC Rating: Expired, ordered new (previously a D)
Council Tax Band: C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

Mr Gwyn Davies
gwyn@jeffreycross.co.uk

Lettings Manager







Energy Efficiency Rating

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







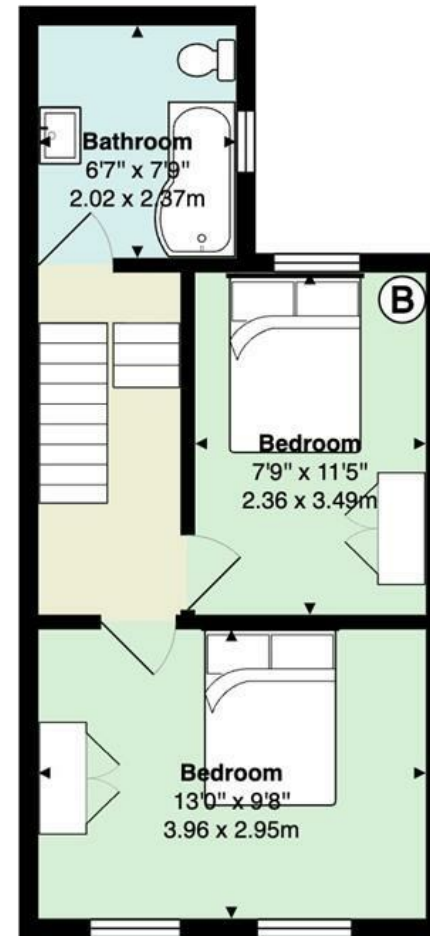
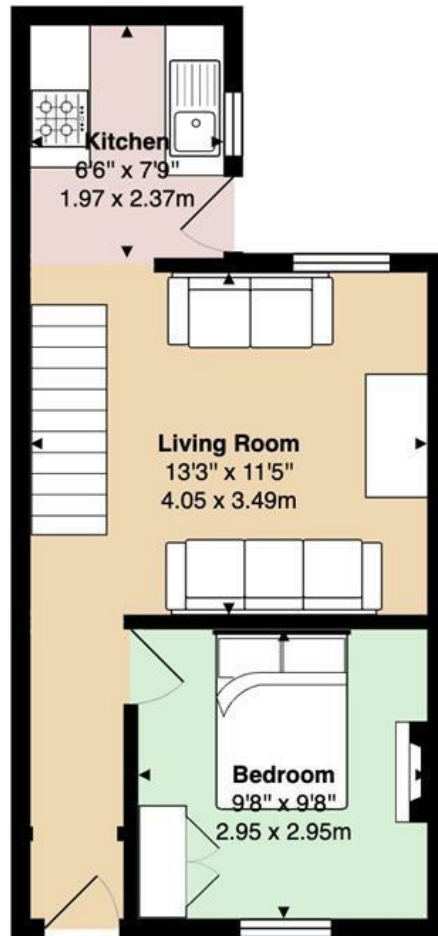




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Comments by Mr Gwyn Davies

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13 Wedmore Road

Total Area: 676 ft² ... 62.8 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross