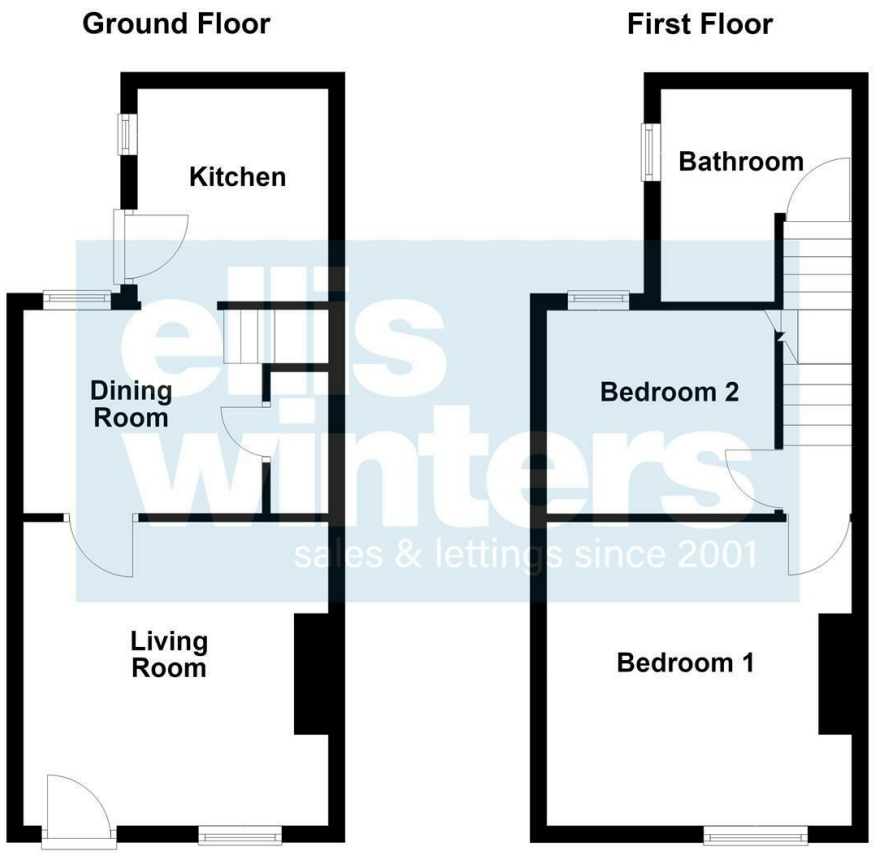



Ground Floor

Living Room
3.67m (12') x 3.65m (12')

Kitchen
2.56m (8'5") x 2.30m (7'6")

Dining Room
2.45m (8') x 2.00m (6'7")

Stairs leading to

First Floor

Bedroom 1
3.67m (12') x 3.65m (12')

Bedroom 2
2.83m (9'3") x 2.45m (8')

Bathroom
2.56m (8'5") x 2.30m (7'6")

Outside: To the left of the property, there is off-road parking for 2 cars. To the rear of the property, there is a garden mainly laid to lawn with a lean-to to the rear of the house and a freestanding garden shed to the rear of the garden.

Further Information
Council Tax Band: A
EPC Rating: E
Annual Household Income Required To Pass Referencing: Minimum £45,000
Deposit: £

Holding Deposit
At the point of reservation, you will be required to pay a holding deposit equivalent to 1 week of rent.

Tenant Reference and Credit Checks
As part of our standard pre-tenancy process, we carry out credit and reference checks on all prospective tenants. These checks are essential to ensure suitability for the tenancy and are conducted in accordance with relevant data protection laws (GDPR). The cost of these checks is fully covered by Ellis Winters, and no charge is passed on to the applicant.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**£1,050 PER CALENDAR MONTH**
**THE LANE**
OLD HURST, PE28 3AD

PROPERTY SUMMARY

A characterful two-bedroom semi-detached cottage featuring two good-sized bedrooms, two separate reception rooms and a working open fireplace. The property also benefits from a private rear garden and off-road parking, making it an appealing home with plenty of traditional charm. Council Tax Band A. Available mid-December. Deposit £1,211.

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