



1 LIMIT COTTAGES

Husseys Lane, Lower Froyle, Hampshire, GU34 4LX

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£1,100 PCM

Delightful semi-detached one bedroom cottage full of charm and character.

THE PROPERTY

Delightful semi-detached one bedroom cottage full of charm and character.

On the ground floor is a modern kitchen with space for a small table, separate utility area, bathroom with shower over the bath and a good size under stairs storage cupboard.

Upstairs is the living room with wood beams, wood floors and an open fire, and a small double bedroom with built in cupboard.

The cottage has a lovely large garden with spectacular views over open countryside and a garden shed.

ADDITIONAL INFORMATION

Services

Gas Central Heating
Mains electricity, water and sewerage

Good outdoor mobile phone coverage (according to Ofcom)
Full FTTP broadband available (according to Open reach)

Deposit

Holding deposit: £253.00
Total deposit: £1269.00

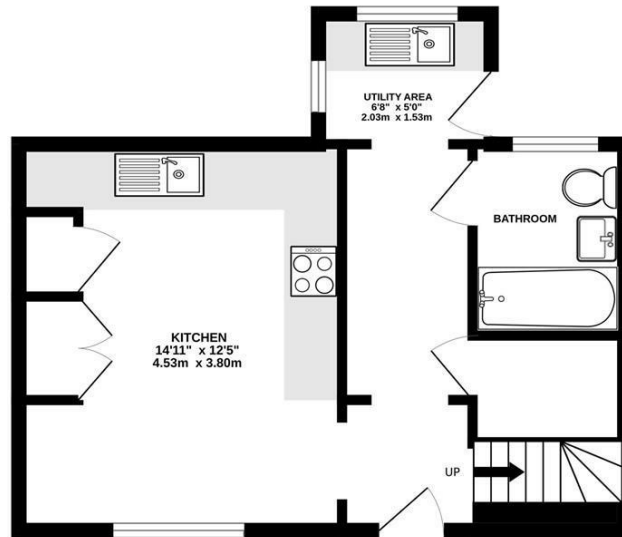
EPC
D55

Local Authority

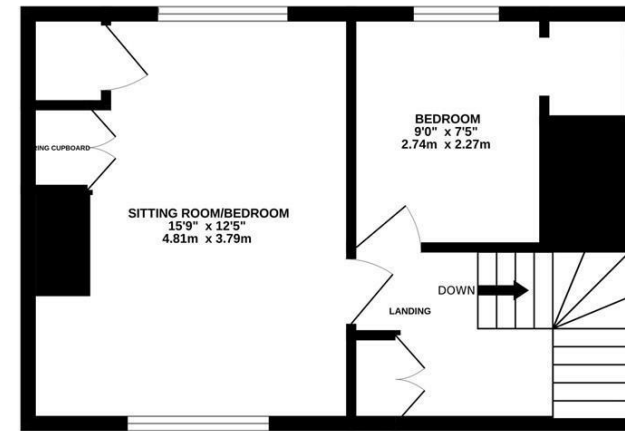
East Hampshire District Council,
band C



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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