

## Seaforth Avenue Motspur Park, KT3 6JT

£2,400 PCM

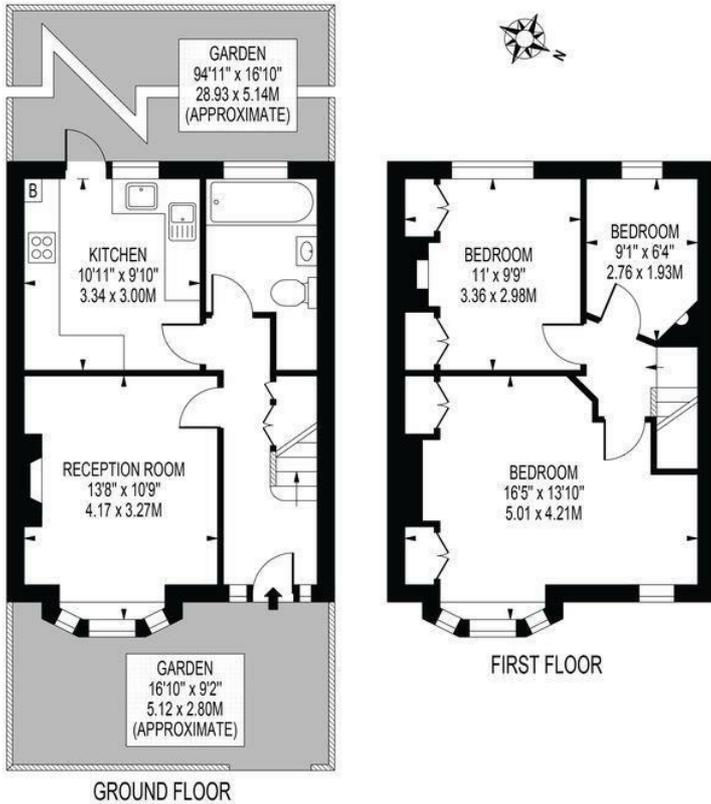


Well presented three bedroom terrace house situated 0.4 miles from Motspur Park train station and local amenities. The property features a modern kitchen and bathroom on the ground floor, separate reception room and large 94 foot West facing garden. To the first floor are two double bedrooms and one single.

Free street parking available.  
EPC band C. Council tax band D.

## SEAFORTH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 775 SQ FT - 72.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three bedroom mid terrace house
- Large West facing garden
- 0.4 miles for Motspur Park train station
- Free street parking
- Modern kitchen and bathroom
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	69	
(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	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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