



# TO LET

## Little Wakering Road, Little Wakering SS3 0LA

£1,400 PCM Deposit Required - £1,615 Council Tax Band - B

- Two Bedroom Cottage
- Good Size Living Room
- Off Street Parking
- Three Piece Bathroom
- Direct Access To The Rear Garden
- Porch On Entering
- Stunning View
- Call Now To Arrange A Viewing

Appointmoor Rental  
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**appointmoor**

## Description

Appointmoor have on offer this TWO BEDROOM cottage nestled in the peaceful Little Wakering with a stunning view across fields. Two double bedrooms, good size living room, downstairs three piece bathroom and spacious kitchen with direct access onto the rear garden. The property benefits from off street parking and a porch area as entering. Available now, call to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**