

**59 Clifton Rise  
Windsor, Berkshire SL4 5SX**

**£2,300 PCM**

Evans & Company are pleased to offer this 3 bedroom house in a quiet residential area within walking distance on local Tesco Supermarket and other local shopping and transport facilities. The property boasts own drive to garage and has been vastly extended to the ground floor offering larger than average accommodation on the ground floor, the property is gas central heated, double glazed and partly furnished, available from 1st of July, Council Tax Band "E", EPC "D"

# 59 Clifton Rise, Windsor, Berkshire SL4 5SX

## Dining Area

12'9" x 12'1" (3.90 x 3.70)



## Bedroom 1

11'9" x 11'3" (3.59 x 3.45)



## Lounge

22'1" x 11'1" (6.75 x 3.40)



## Bedroom 2

10'4" x 12'2" (3.17 x 3.71)



## Kitchen / Breakfast Room

17'0" x 11'5" (5.20 x 3.50)



## Bedroom 3

7'5" x 8'9" (2.27 x 2.67)



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## Bathroom



## Outside

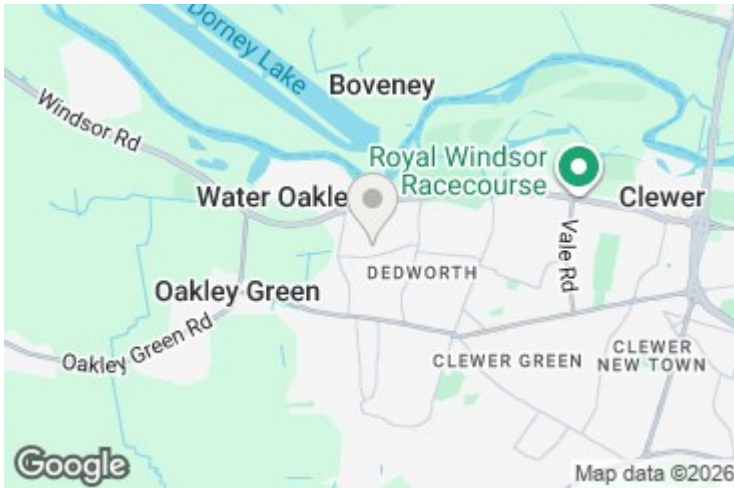
### Front

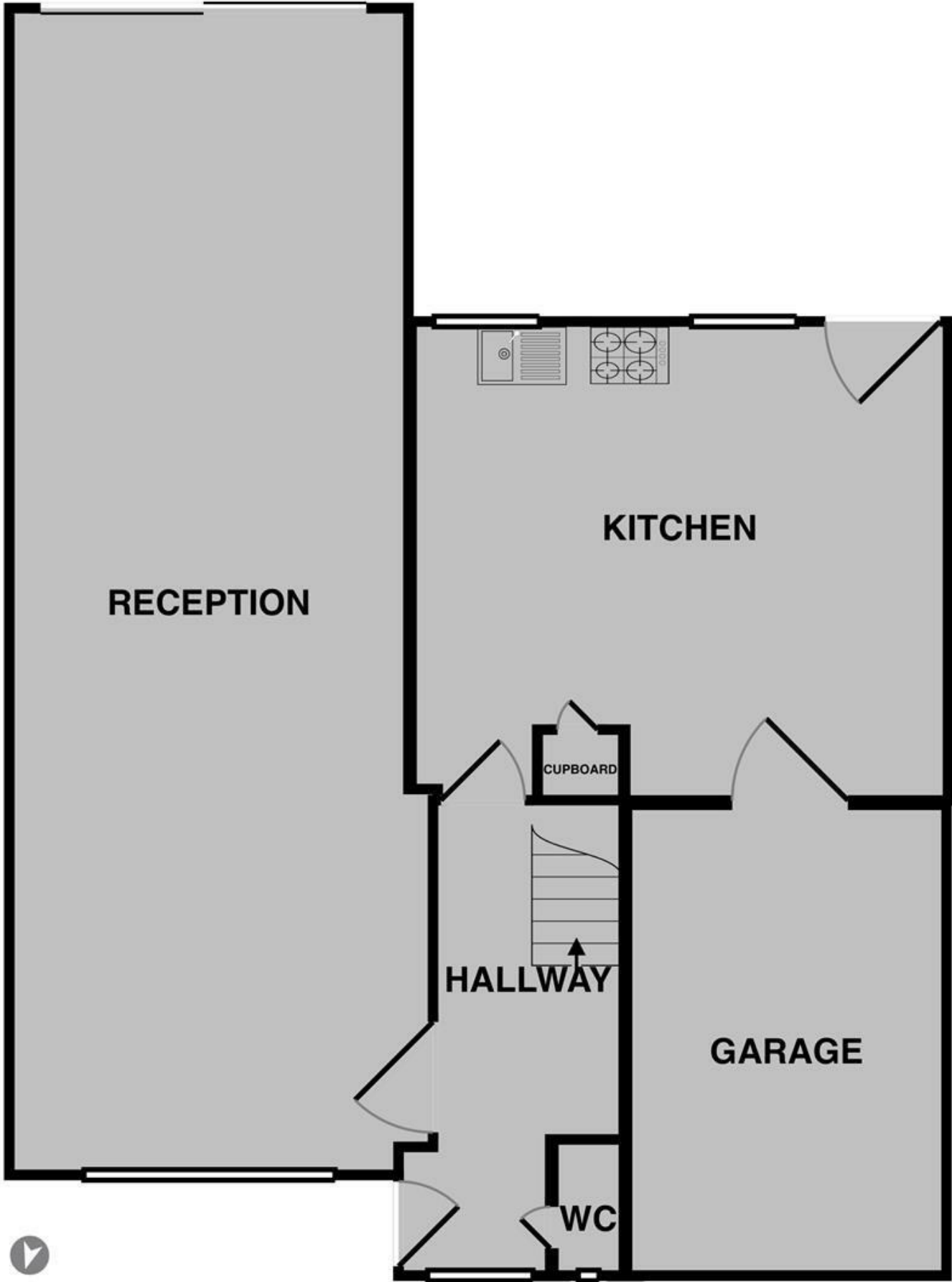
Small Grass area leading to

### Garage

Internal door

### Rear Garden





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		64	80
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		57	76
EU Directive 2002/91/EC			