



27 Kingfishers, Grove Wantage £1,295 PCM

- Three bedroom mid-terraced
- Modern fitted kitchen
- WC
- On street parking
- Available immediately
- Living room
- Bathroom
- Private rear garden
- Un-furnished
- Council tax band C

A newly renovated three bedroom mid-terraced property situated in a quiet cul-de-sac offering convenient access to local amenities.

The property boasts a brand new kitchen with integrated hob and oven, WC, living room with patio doors leading out to a private rear garden and patio.

The first floor comprises a master double bedroom, second double bedroom, a third single bedroom and bathroom.

This wonderful home has been finished to a very high standard throughout and would suit a professional couple or small family.

On street parking.

Un-furnished, available immediately.

Council Tax Band C

EPC rating C

A non-refundable holding deposit, the equivalent of one week's rent, is required to reserve the property totaling £298.00

Contact us to arrange a viewing today!



DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		88	78
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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