



## 3 Norton Court, Wantage £1,200 Per Calendar Month

- Available Immediately
- Master Bedroom
- Second Bedroom
- WC
- Parking
- Two Bedroom House
- Ensuite Shower
- Family Bathroom
- Open Plan Living/Kitchen
- Un-Furnished



## DESCRIPTION

A well presented two bedroom semi-detached property located within walking distance to Wantage Town Centre.

The property comprises open plan ground floor accommodation with modern fitted kitchen kitchen and WC.

The first floor offers master bedroom with en suite shower room, second double bedroom and family bathroom.

Also boasts a private rear garden with rear access, allocated parking for two vehicles to the front of the property and has been newly redecorated on the ground floor.

Available Immediately, un-furnished.

Viewings highly recommended.

EPC Rating = B

A holding deposit equivalent of one week's rent totalling £276.92 is required to reserve this property.



## LOCATION



## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		97	
(92 plus)	A	84	
(81-91)	B		
(69-80)	C		
(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	
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	

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



**DOUGLAS & SIMMONS**

**26 Market Place**

**Wantage**

**Oxfordshire**

**OX12 8AE**

**Tel: 01235 766222**

**email: lettings@douglasandsimmons.co.uk**

**www.douglasandsimmons.co.uk**

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