

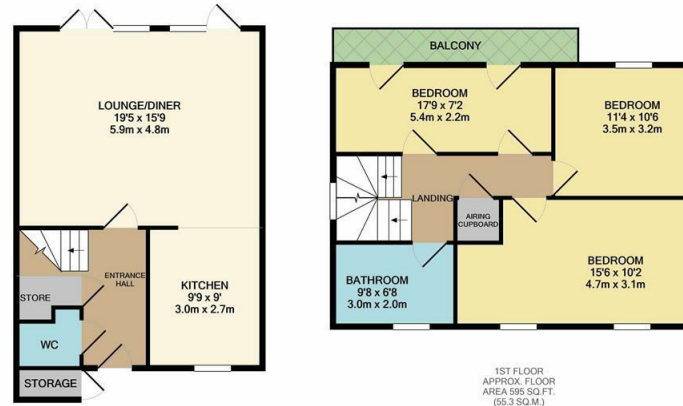


Tatton Street, Newhall, CM17 9NB
£1,850 Per Month

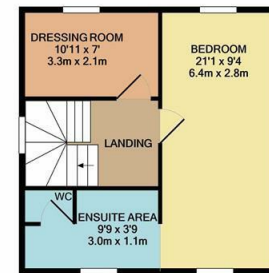
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Tatton Street, Newhall, CM17 9NB

A four bedroom family home located in the popular Newhall development. The property is available from mid July on an Unfurnished basis and has an entrance hall, ground floor W.C, a fitted kitchen with a range of wall and base units and a lounge/diner which overlooks the rear garden. The first floor has three bedrooms and a family bathroom and the top floor has a double bedroom, en-suite shower and W.C as well as a separate dressing room. There is also a covered driveway to the side and the rear garden has side access and is laid to patio and astroturf.

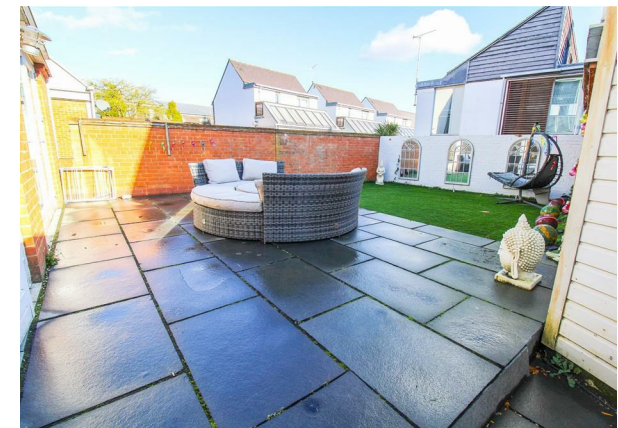


GROUND FLOOR
APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)



REYLANDJOHNSON/NTS
TOTAL APPROX. FLOOR AREA 1548 SQ.FT. (143.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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