

## The Close, Thurleigh, MK44 2DU



## £950 PCM

Smartamove are pleased to offer for let this two bedroom semi-detached house in the sought after village of Thurleigh. The property briefly comprises of; entrance hall, lounge, kitchen/diner. To the first floor are; two double bedrooms and family bathroom. The property is available part furnished or unfurnished and benefits from a wood fire, oil boiler heating, uPVC double glazing. There is a front garden and rear garden laid to lawn with a brick built shed and rear entrance. The deposit required is £1,096 and is minimum 6 month tenancy. EPC is an E and council tax band is B. Viewings are available now with move in around 21st April in subject to referencing.

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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	
	<b>40</b>
<b>England &amp; Wales</b>	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	
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.