



**Medway, Queensbury,**  
**£875 Per Calendar Month**

**\*\*\* REFURBISHED THREE BEDROOM SEMI DETACHED WITH CONSERVATORY AMPLE PARKING AND GARDEN \*\*\***  
This three bedroom semi detached property is situated within walking distance of Queensbury Village having local amenities, shops, schools and bus routes close by. The property briefly comprises ; Entrance hall ,lounge ,NEW SPACIOUS KITCHEN ,conservatory, 3 bedrooms master with built in wardrobes ,NEW BATHROOM with shower over the bath .

Externally there is ample off road parking and a rear garden .

Further benefits include GCH and DG .

Council Tax Band B

**\*\*\*\*VIEW IMMEDIATELY \*\*\***

**SORRY NO PETS or SMOKERS**



## Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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> <small>Not energy efficient - higher running costs</small>		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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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