



**99Home Ltd.**  
99Home Ltd,  
Sutton Business Centre,  
Restmor Way,  
Wallington,  
SM6 7AH,  
Phone :0203 5000 999  
Email  
:info@99home.co.uk

3 Bed Semi-Detached In The Furlongs , INGATESTONE, CM4 0AH £2,150 Monthly





## SHORT DESCRIPTION

Property Ref: 15510 Ground Floor: Garage 4.7x2.5mtr, Porch 1.3x1.3mtr, Hall 4.3 x1.3mtr, Lounge 7.3x3.65m with hardwood flooring with rugs ,large sliding door to the patio, Kitchen 4x2.8mtr with under floor heating built in electric double oven, gas hob, washing machine, dishwasher, fridge freezer, microwave, breakfast table, conservatory 3.4 x3.4 m, patio 3.6x2.8m, carpeted stairway with half landing First Floor: Landing 2.7x2.7m, Master bedroom 3.7x3.6 m with built-in furniture and cabinet with sliding door, Master bedroom 3.9x3.7 m with built in wardrobe Bedroom 3 3.7x2.6 m with built in cabinet. Bathroom with walk-in shower 1.8x2.4mtr Toilet 1.8 x 0.8mtr Airing cupboard with boiler and solar heated hot water tank 0.8x1.5mtr Property Type: Semi-detached Full Renting price: £2150.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: E EPC rating: D Measurement:1205.56 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing,Gas Central Heating -----



**Bed Room(s)**



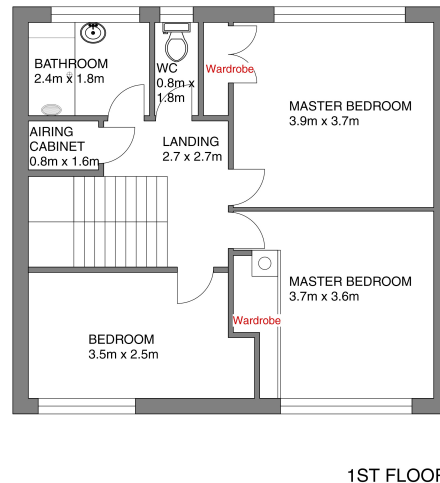
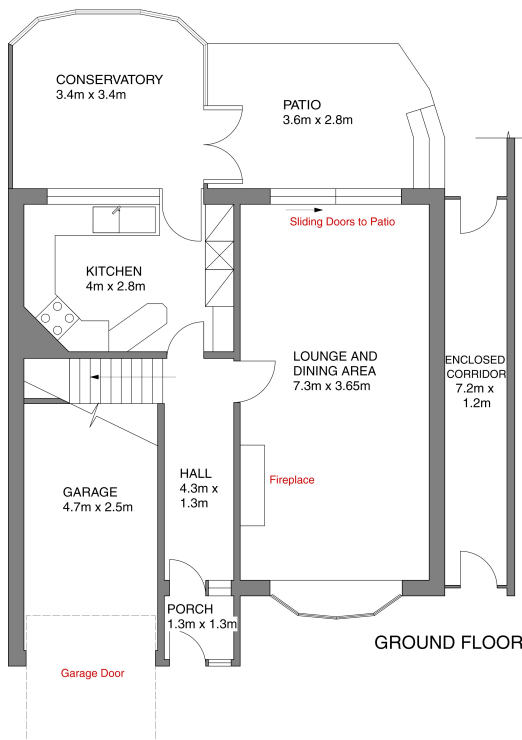
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



**SCALE 1:50 @ A3**

# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	112 square metres

## Rules on letting this property

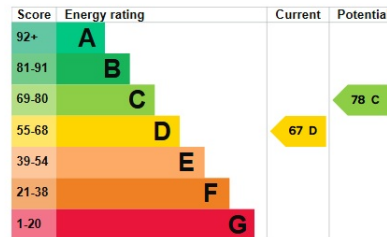
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36  
Copyright © 99Home Limited 2017. All rights reserved.