



Gill Crescent North, Fencehouses, DH4
6AW
2 Bed - House - Terraced
£595 Per Calendar Month

ROBINSONS
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Superb two bedroom mid terrace house. To let on an unfurnished basis. Extended and refurbished. Good decorative order. Entrance vestibule, entrance hall, lounge with superb period fireplace, dining room, fitted kitchen, bedroom one, bedroom two included with white suite. Gas central heating, UPVC double glazing. Forecourt to front, enclosed yard to rear. Viewing recommended.

Council Tax Band - A Annual Cost - £1474.78

EPC Rating - C

BOND £595 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £22,500 Guarantor Income (If Required) - £22,500

Agent Notes

Property Construction – Standard, non-traditional
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating/Electric/Oil
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>
Selective licencing area – no

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

REDRESS

For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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