



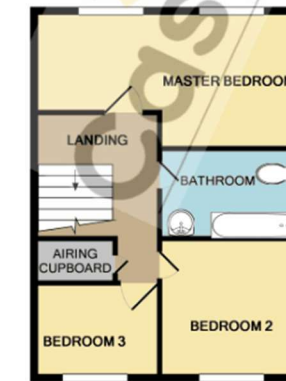
Key Features:

- 3 BEDROOMS
- CUL DE SAC LOCATION
- MODERN KITCHEN AND BATHROOM
- GARDEN
- OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATING
- DOUBLE GLAZING

Floorplan



GROUND FLOOR



1ST FLOOR

Made with Metropix ©2018

Information for tenants:

Referencing fee £200.00 including VAT per tenant

Tenancy Deposit £1350.00 (equivalent to a month and a half rent)

Inventory and check in fee £123.00 no VAT

EAST HAMPSHIRE COUNCIL TAX BAND C

AVAILABLE NOW

Energy Efficiency Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Rent:
£875 per month

Property Details:
**42, Grafton Close, Whitehill,
Bordon, GU35 9QY**

This three bedroom house is situated in a cul de sac location only a short walk from local shops, schools and amenities. The property benefits from a modern kitchen and bathroom, double glazing and gas central heating. With off road parking for two cars and an enclosed rear garden, this property is available now.

Call us on 01252 715444 or visit www.castles.co.uk



For further information or to arrange an appointment, get in touch:

- Call us 01252 715444
- Email us farnhamlettings@castles.co.uk
- Find us 7 South Street, Farnham, GU9 7QU
- Visit www.castles.co.uk

Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance, please contact the office where we can check the information for you. We also recommend that prior to the signing of a contract purchasers should themselves check by inspection or otherwise the accuracy of these particulars. We would also like applicants to note that neither services nor appliances have been tested by Castles.

