





brittons

# Burghley Road, South Wootton

- TWO BEDROOM HOUSE
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- PARKING

**£900 pcm**

Deposit: £1,030
Council Tax Band: A
Type: Unfurnished
Property Reference: 10242
Landlord Requirment: No smokers



Brittons are proud to offer this TWO BEDROOM MID TERRACE HOUSE with parking. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising of a lounge and kitchen/diner on the ground floor with two bedrooms and bathroom on the first floor. Outside offers front and rear gardens and off road parking to the rear. Available January. VIRTUAL TOUR AVAILABLE. EPC Rating C/ Council Tax Band A/ Mains Electric, Gas, Water & Sewage.



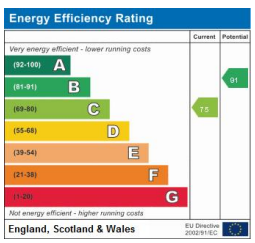
**FEES TO TENANTS-**

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

More details on other possible tenant default charges are available on request or visit- www.brittons.net/pages/tenants. All details are in line with the Tenant Fee Act 2019.




27-28 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JJ

www.brittons.net
lettings@brittons.net
01553 692828

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.