



# BRECKENRIDGE LETTINGS

**Gorsebank, Lightwater, GU18**



A charming two bedroom end of terrace house set in a desirable neighbourhood. Well presented throughout with a front and rear garden. Within easy reach of local shops and amenities.

Available - 13/12/2024

**£1650 Per Calendar Month**

**Unfurnished**





# BRECKENRIDGE LETTINGS

- Two Bedrooms
- Family Bathroom
- Cloakroom
- Open Plan Kitchen/Living Room
- Private Front and Rear Gardens
- Parking for Two Cars







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>39-54 <b>E</b></p> <p>21-38 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	76		92
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

All viewings are strictly by appointment or by e-mail.

Please be advised that any information supplied by the agent is given without any warranty and all negotiations are on a subject to contract basis until a tenancy agreement has been engrossed. Satisfactory references are always required before a tenancy agreement is signed. In addition to the rental and security deposit there is a charge for the tenancy agreement and an Inventory/Check-in procedure.

These particulars or any other media, printed or downloaded, do not form part of any contract and must not be relied upon. All measurements mentioned within the particulars are approximate and are given as a guide only.

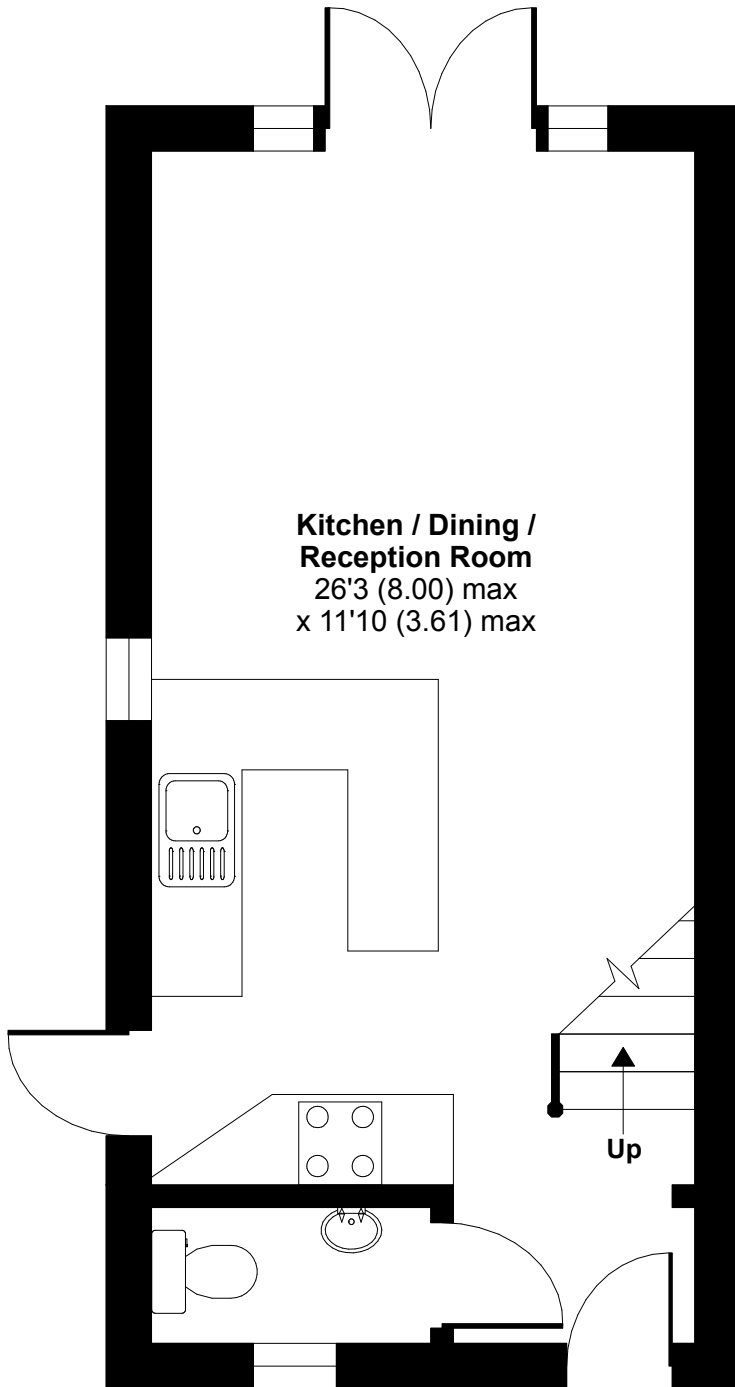
Email: [contact.us@breckenridge-lettings.co.uk](mailto:contact.us@breckenridge-lettings.co.uk)



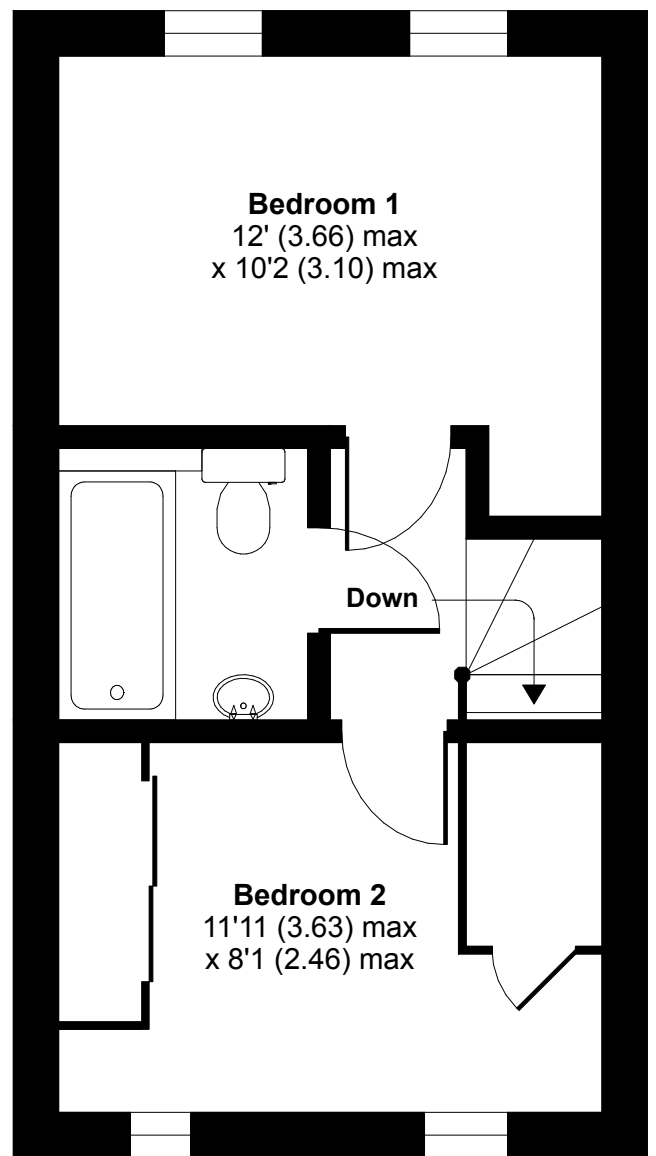
# Gorse Bank, Lightwater, GU18

Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**