



THE FIRS, GROVE, OX12
£1,700 per month*

Carter Jonas

THE FIRS, GROVE, WANTAGE, OXFORDSHIRE, OX12 7EZ

- 3 Bedrooms
- 2 Bathrooms
- Good size kitchen
- Low maintenance garden
- Parking for 2 cars

THE PROPERTY

Comprising: Entrance, Cloakroom WC, Kitchen/Dining Room, Sitting Room with hard flooring and doors leading out to garden, Principle Bedroom with en suite shower room, Two further bedrooms and family bathroom with separate bath and shower.

Enclosed low maintenance garden with recently laid artificial grass. Driveway parking for 2 cars. Pet considered.

Gas, electricity, mains water and drainage. Gas central Heating. Flood Zone 3– High risk.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from early July for a long term tenancy.

EPC Rating B. Council Tax Band D (please see Vale of White Horse Website for current cost)

At a rent of £1,700 per calendar month

Holding deposit of 1 week's rent £392

Security deposit of 5 weeks rent £1916

Modern and spacious three bedroom semi detached house with good size kitchen, 2 bathrooms, driveway parking and garden.

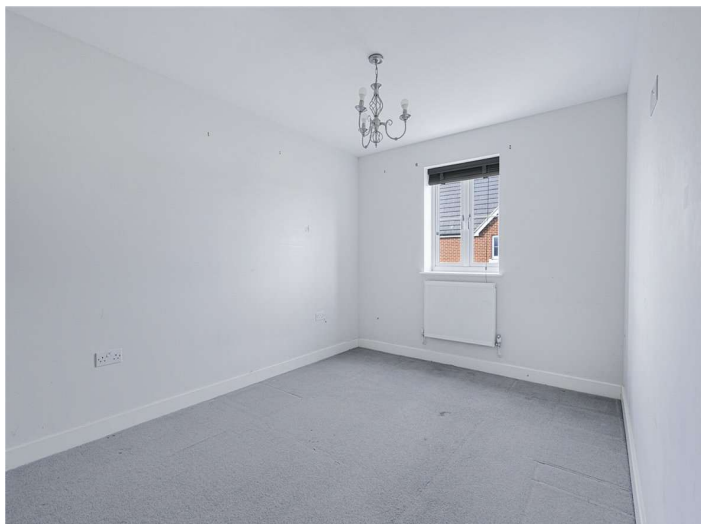


ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Vale Of White Horse - Council Tax Band D



Approximate Gross Internal Area 1076 sq ft - 100 sq m

Ground Floor Area 538 sq ft – 50 sq m

First Floor Area 538 sq ft – 50 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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