



## Railway Terrace | Upper Green | CO10 8HL

Bychoice are delighted to offer this charming mid terrace 3 bed Victorian cottage just off the village green, available now , call to view.

£825 pcm

- 3 bedrooms
- Quiet location
- Oil fired heating
- Integrated kitchen appliances

Local Authority – St edmundsbury  
 Council Tax Band – B  
 Post Code – CO10 8HL  
 Please Note – No Smokers, No Housing Benefits.

## Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A minimum deposit of one & a half months rent is required (may be increased in certain circumstances)
- Referencing fees £95 per applicant or guarantor
- Tenancy set up fee of £200
- Inventory, condition report & check in fee of £120
- A check out fee of £80 is charged at the end of your tenancy per property
- Tenants will be required to provide their own contents insurance



## Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		27	80
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		25	72
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements