



**STOKE, ANDOVER, SP11**  
£2,350 per month\*

**Carter Jonas**

Grade II listed 3- bedroom detached cottage, in picturesque Stoke village

Entrance hall, dining room/family room, sitting room with wood burning stove, kitchen/breakfast room with integrated cooker, dishwasher and wood burning stove, utility/boot room leading to the downstairs shower room/wc and useful covered rear porch.

The first floor provides a principal bedroom with ensuite shower and wardrobes, 2 further bedrooms and a family bathroom.

Further benefits include a good size enclosed rear garden, cellar storage, oil central heating and plentiful parking.

EPC Rating D. Council Tax Band E (Basingstoke & Deane Government website for current cost).

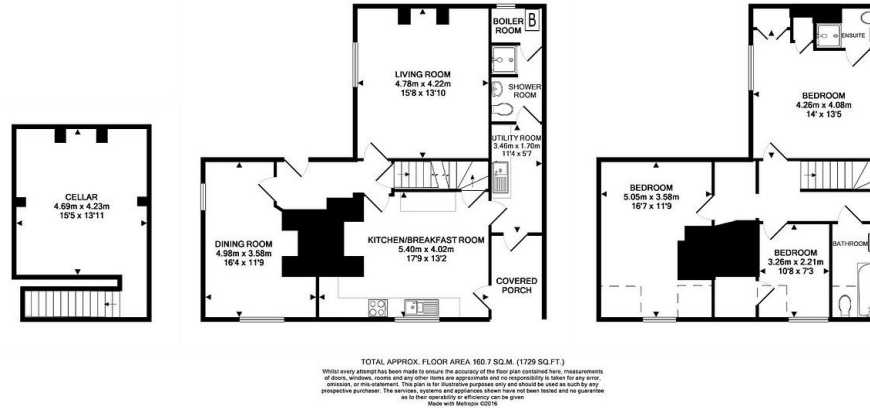
Grade II listed. Mains electric, mains water, septic tank drainage, and oil heating. Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Stream in garden, flood risk, distance of parking & parking arrangements, right of way, shared access, planning permission for neighbouring property or local development.

At a rent of £2350.00 per calendar month: Holding deposit of 1 week's rent £542.00. Security deposit of 5 weeks rent £2711.00

- Council Tax Band = E
- Deposit Required = £2711.00
- Long Let, Minimum term 12 months
- 3 Bedrooms
- 2 Receptions
- Gardens
- 2 Bathrooms
- Oil Central Heating
- EPC = E

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-100)                                    | A |         | 95        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E | 48      |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



**Newbury Lettings 01635 263020**  
 newbury.lettings@carterjonas.co.uk  
 51 Northbrook Street, Newbury, Berkshire, RG14 1DT



Exclusive UK affiliate of

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE  
 Classification L2 - Business Data

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.