



17 Honeysuckle Avenue

£1,900PCM (Deposit: £2,190)

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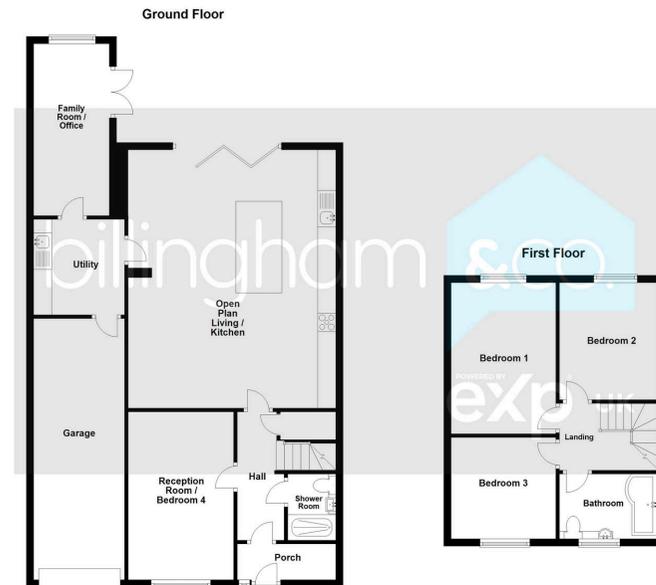


Tax Band: D Furnished: Unfurnished

Truly stunning 3/4 bed detached home, having been fully refurbished and extended to a very high standard. Situated in a quiet and well sought after cul-de-sac location, we are pleased to offer to the lettings market a rare opportunity to let this beautiful detached residence. Briefly comprising: entrance porch, hallway, reception room/bedroom 4, shower room, breath taking open plan living & kitchen, utility, multi functional room, garage, three first floor bedrooms and house bathroom. To the front there is a driveway providing off road parking, with good sized enclosed garden to the rear. Energy band: C. Early viewing highly recommended.

Minimum basic employment income required: £57,000 per annum (singular or jointly).





Energy performance certificate (EPC)																																			
17 Horwathside Avenue RINGSBOROUGH DY8 7SL	Energy rating C	Valid until 8 December 2023	Certificate number 0415-3933-7202-8317-0204																																
Property type Detached house	Total floor area 92 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions .																																			
https://www.gov.uk/guidance/landlords-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.