



**AGDEN LANE, LYMM, WA13**  
£1,450 per month\*

**Carter Jonas**

# AGDEN LANE, LYMM, WA13

A semi-detached three bedroom barn conversion situated within the village of Lymm

Accommodation comprises - Entrance Hall, Lounge, Kitchen/Dining Room, Boiler Room and Downstairs Cloakroom. To the first floor are Main Bedroom with ensuite shower room, two further bedrooms and family bathroom. Externally there is a gravelled driveway with parking and an enclosed rear garden.

Available unfurnished from mid January for an initial 12 month term.

EPC Rating - D. Council Tax Band F - please see Warrington Borough Council for current costs.

Pets considered. No access to loft. Oil central heating, mains water and electricity are connected to the property. Drainage is to a shared a septic tank.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk. Flood Zone 1 - Low Risk

At a rent of £1450 per calendar month

Holding deposit of 1 weeks rent £334

- Council Tax = F
- Deposit Required = £1,673.00
- Minimum term 12 months
- 3 Bedrooms
- 2 bathrooms
- Kitchen/Dining Room
- Living Room
- Study
- Garden
- Off street parking
- Unfurnished
- EPC = D

Energy Efficiency Rating	
Current	Potential
	91
59	

Very energy efficient - lower running costs

Very energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC



## Agden Lane, Lymm, WA13

Approximate Area = 1412 sq ft / 131.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Carter Jonas. REF: 899556



Oxford Lettings 01865 511444

oxfordresilettings@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford, Oxfordshire, OX2 7DE



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.