



TO LET

**KILNBANK COTTAGE ,
NETTLEBED, OXON, RG9 5AW**

£1150 pcm



Located in quiet lane in the popular village of Nettlebed. A modern 2 bedroom cottage with the benefit of off road parking and gardens.



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- Unfurnished
- EER Rating: F
- Council Tax Band: C
- Available End of July

Kitchen / Dining Room, Living Room with Wood burner, Downstairs bedroom / study, bathroom with shower over bath. Double Bedroom with storage

Directions Map:



EPC:

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F	34	34
(1 - 20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	