



243 Bedford Road • Hitchin • Hertfordshire • SG5 2UQ

£1,450 Per Month

Charter Whyman

LETTINGS & MANAGEMENT





## THE ACCOMMODATION

**Living Room with open-plan Kitchen  
Landing • Bedroom 1 • Bedroom 2 • Bathroom  
Garage**

*Local & Nationwide Coverage*



## THE PROPERTY

This smartly presented and well-located modern terraced home provides a large open-plan living space with fitted kitchen area on the ground floor. On the first floor are two good double bedrooms and a pleasant bathroom. The new 'Velux' roof-lights providing natural light to the landing and the bathroom are a particularly attractive feature.

The house benefits from double-glazed windows and gas fired central heating.

The property is available to rent unfurnished and please note that, apart from the built-in oven and hob, no white goods are provided.

## THE OUTSIDE

The house is well screened from the road by mature trees and stands behind a front garden laid to lawn with ornamental tree.

The west facing rear garden is some 29' (8.75m) in length and laid to lawn with an area of decking, herbaceous border and ornamental shrubs, conifers and trees.

The garage is set at the rear of the plot and additional parking, including for visitors, is available in the close and adjoining the garage.

## THE LOCATION

The house is very conveniently located just a mile to the north of the town centre and less than a mile and a half from the mainline railway station. Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 30 minutes, to Finsbury Park 25 minutes, to Cambridge 31 minutes and to Peterborough 42 minutes. Junction 8 on the A1 (M) is just 4.3 miles away by car.

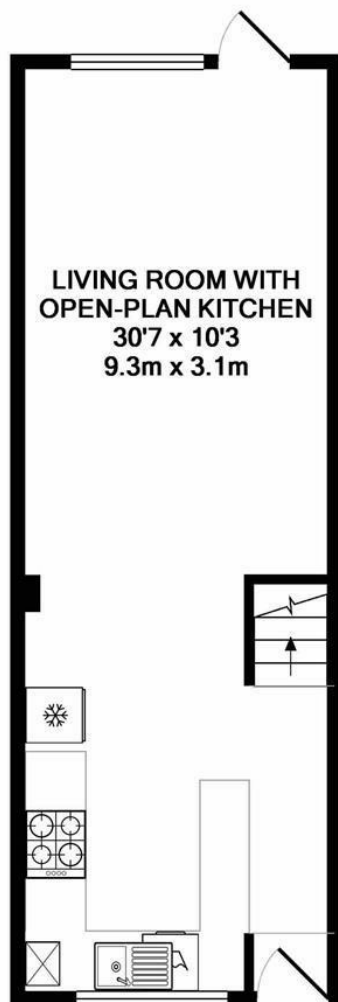
Hitchin is a very attractive market town in north Hertfordshire and often features as one of the best places to live in the UK. It offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.



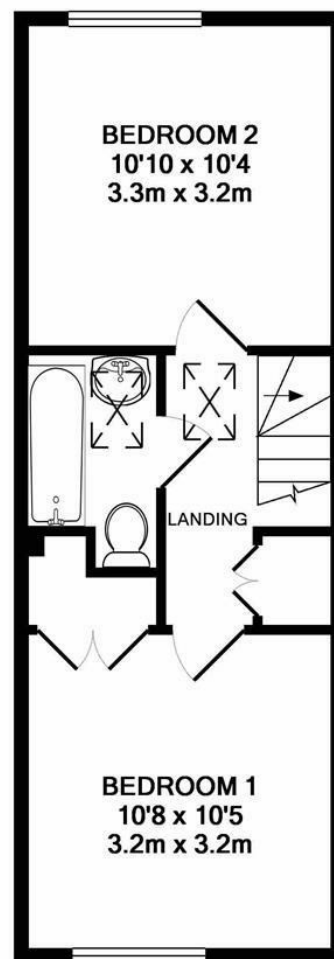




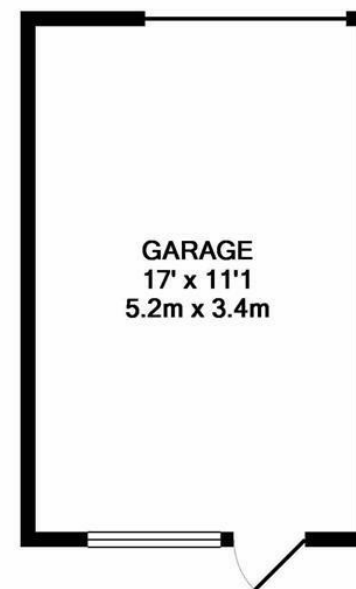
*Local & Nationwide Coverage*



GROUND FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.0 SQ.M.)  
Made with Metropix ©2018



GARAGE  
APPROX. FLOOR  
AREA 188 SQ.FT.  
(17.5 SQ.M.)

These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.





### EPC RATING

Energy Efficiency - C  
Environmental Impact - C

### SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

### LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ  
Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

### COUNCIL TAX

Band - C

### PETS AND SMOKING

Smoking is not permitted inside the dwelling. Pets are not permitted. However, if the landlord agrees, upon request, to allow a pet, the dilapidations deposit required will be equivalent to 2 months' rent

### RENT

The rent is payable monthly in advance. The first payment is normally by direct transfer with subsequent payments to be by Standing Order. Alternative arrangements may be considered by prior agreement.

### CONTRACT LENGTH

The contract is for the period of one year with the possibility of a break clause.



### DEPOSIT

You will also be required to pay a dilapidations deposit equivalent to 6 weeks' rent prior to the start of your tenancy. This will be lodged with the "Deposit Protection Service".

### TENANT FEE'S

Application/Administration fee:

Single Applicant £234 including VAT

Each additional Applicant £138 including VAT Guarantor (if required) £114 including VAT

Renewal fee (should you wish to extend your tenancy beyond its initial term and the Landlord is agreeable): £120 including VAT

Inventory check-out charge payable at end of tenancy. A full scale of charges is available on request.

### VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.

## Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.couk](http://www.charterwhyman.couk)