



**Oliver
Minton**
Sales & Lettings

**60 Batchelors,
Puckeridge, Ware**

SG11 1TJ

£1,595 Per Calendar Month



E Mail Enquiries please. Recently re-decorated and re-carpeted 3 bedroom mid-terrace house with gas central heating to radiators, uPVC double glazing, hall, through living room with lounge and dining areas, modern fitted kitchen (tenant to provide washing machine and fridge) . Upstairs there are 3 bedrooms and first floor bathroom. Externally there is a garage en bloc and an attractive SOUTH facing rear garden. NO allocated parking.

The house is located in an excellent position within walking distance of the outstanding Roger De Clare First School & Nursery, Ralph Sadleir Middle School and the village playing fields and doctors surgery. Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 20 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.



Notes to potential tenants

SERVICES

Gas Heating , MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE
BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE
CHECKED AT <https://checker.ofcom.org>

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

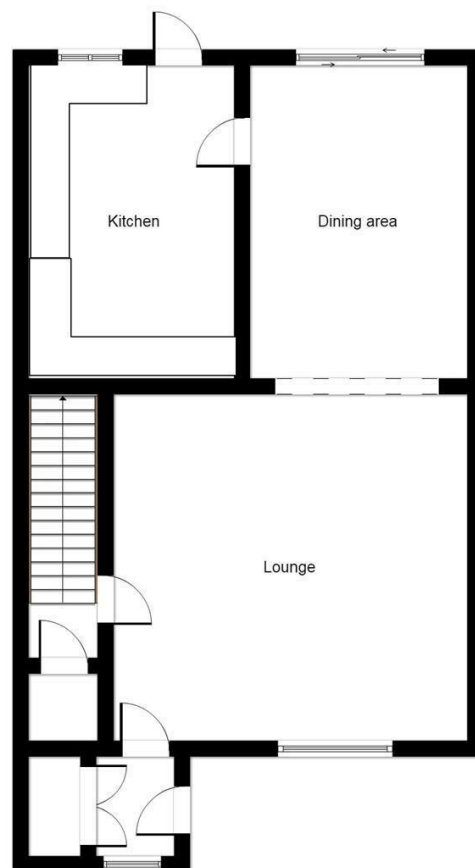
WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Area Map



Floor Plans



Tenure:

Council Tax Band: D

Viewing Arrangements:

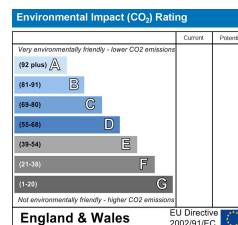
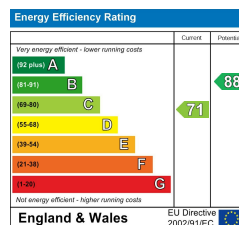
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.