



**Oliver
Minton**
Sales & Lettings



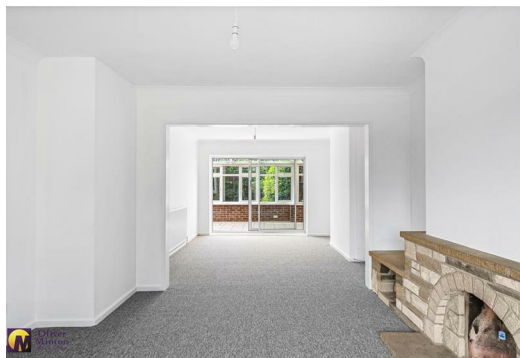
**Oliver
Minton**
Sales & Lettings

**4 Wicklands Road,
Hunsdon, Ware
Hertfordshire SG12 8PD
£1,995 Per Calendar Month**



AVAILABLE NOW Situated in the sought after village of Hunsdon, this excellent semi detached family home is located in a quiet cul de sac and is within comfortable distance of all village amenities. The beautifully presented accommodation comprises entrance hall leading to spacious lounge with conservatory to rear, kitchen with dining area. A cooker and gas hob are provided, tenant to provide other white goods of their choice. Upstairs there are 4 good sized bedrooms, 2 with built in storage, a family bathroom and a separate WC. To the front of the property is driveway parking for two cars, a garage with light and power and a well stocked pretty front garden. To the rear of the property is a large secure storage area and a stunning enclosed rear garden with patio area. **NO PETS**

Hunsdon has a village shop/post office for day to day needs, a highly regarded primary school, two excellent pubs/restaurants and is within a comfortable drive from the towns of Ware, Hertford, Harlow and Bishop's Stortford all that offer mainline train stations with links to central London.



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>

REFERENCES - Please only enquire if you pass the reference criteria

- Collective Gross Income: Minimum multiple of 30 times the monthly rental

- NO CCJ's, IVA's or history of bad credit

- Positive landlord reference (if applicable)

<https://tenanthelp.goodlord.co/s/article/What-is-Goodlord-referencing>

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

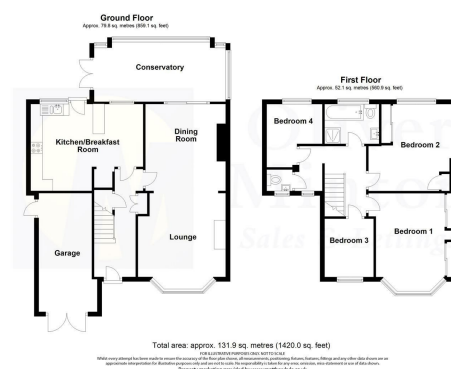
WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	8386
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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.