

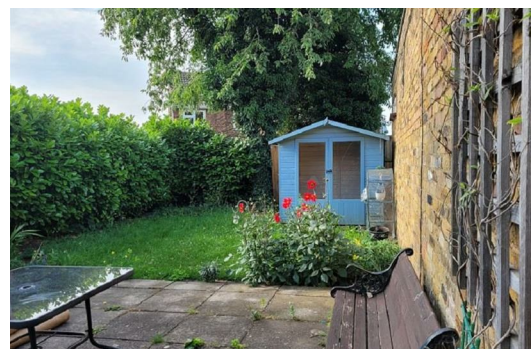


16 The Bourne | Ware | SG12 0PU

£1,550 Per Month

This bright & spacious first floor maisonette is located a short walk from the town centre. Having been recently re-decorated and with replacement carpets, this two double bedroom property is being offered unfurnished with white goods, including a dishwasher. Benefits include uPVC double glazing, gas fired central heating and a single garage with off street parking to the front. Further benefiting from its own private garden laid to lawn with Summerhouse, plus a patio area. Available mid August

Holding deposit - £357.00 : Dilapidation Deposit - £1785.00 : Council tax - band 'B'



CHRIS DELLAR
PROPERTIES

Your estate agent

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Own Front Door

Staircase with newly fitted carpet, leading up to first floor accommodation. Half landing with window.

Landing Area

Small study area with fitted desk and newly fitted carpet.

Hallway

Wood laminate flooring.

Living Room

16'0x 10'0 (4.88mx 3.05m)

Window to rear. Newly fitted carpet.

Kitchen

8'0x 7'8 (2.44mx 2.34m)

Window to rear. White goods including dishwasher.

Bedroom One

10'10 x 10'0 (3.30m x 3.05m)

Window to front. Newly fitted carpet.

Bedroom Two

10'0x 9'6 (3.05mx 2.90m)

Dual aspect windows to front and side. Newly fitted carpet

Bathroom

White three piece suite, with Triton power shower over bath.

Garden

Private garden with patio, lawn and Summerhouse.

Garage & Parking

Single garage with one space in front.

Deposits

Holding deposit - £357.00

Dilapidation deposit - £1785.00

Energy Performance Certificate

Please see E.P.C. graph opposite.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC