

3 Bowlers Mead | Buntingford | SG9 9DE

£2,100 Per Month

Spacious four bedroom semi-detached house situated in a small cul-de-sac on the edge of Buntingford town centre and within walking distance of all the local schools. On the ground floor, this lovely home offers a good sized entrance hall, three reception rooms, downstairs cloakroom/WC, double glazed conservatory and luxury kitchen. On the first floor the bedrooms are all of a good size with the bathroom offering a bath and a separate shower cubicle. Externally the property offers parking to the front for two vehicles and a lovely south facing rear garden.

Holding deposit - £484.00 : Dilapidation deposit - £2420.00 : Council Tax - Band 'E'





58a High Street, Buntingford, Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Storm Porch Courtesy light.

Reception Hall Understairs storage cupboard.

Downstairs Cloakroom/WC 6'1 x 3'5 (1.85m x 1.04m)

Lounge 12'1 x 11'4 (3.68m x 3.45m) Fireplace with inset log burner. Open to:

Dining Room 19'8 x 8'8 (5.99m x 2.64m) Opening to breakfast room. Door to:

Conservatory 17'1 x 7'11 (5.21m x 2.41m) Bespoke ceiling and window blinds.

Breakfast Room 11'4 x 7'10 (3.45m x 2.39m) Glazed door to:

Kitchen 16'2 x 7'9 (4.93m x 2.36m)

Integrated appliances comprising dishwasher, washer/dryer, fridge/ freezer, electric oven & grill, electric hob and extractor hood.

First Floor Landing

Built-in storage cupboard.

Bedroom One 16'11 x 10'6 (5.16m x 3.20m) Two fitted double wardrobes.

Bedroom Two 10'10 x 9'0 (3.30m x 2.74m)

Bedroom Three 10'5 x 9'0 (3.18m x 2.74m)

Bedroom Four 10'5 x 6'7 (3.18m x 2.01m)

Bathroom Suite comprising bath, wash hand basin & low flush WC. Separate tiled shower cubicle.

Driveway Providing off street parking. Gated side access to:

South Facing Rear Garden 54'2 in length (16.51m in length) Good sized patio leading to lawn with wide borders. Timber storage shed.

Energy Performance Certificate

Please see E.P.C. graph.

Deposits Holding deposit - £484.00 Dilapidation deposit - £2420.00 Council Tax - Band 'E'

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. Measurements are approximate and are only intended to provide a guide.



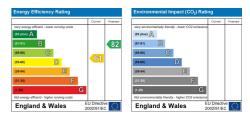












58a High Street, Buntingford, Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk