



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'



CHRIS DELLAR
PROPERTIES

Your estate agent

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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

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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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82	A	A
61	61	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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