

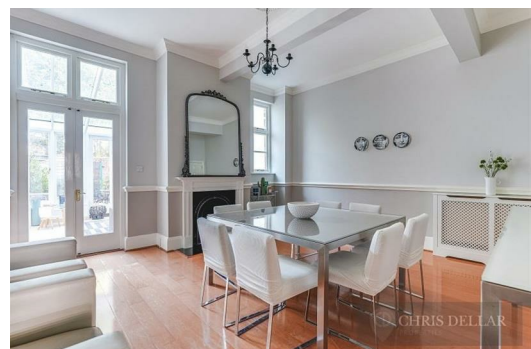


Dunstans | 5 St. Francis Close | Buntingford | SG9 9SH

£2,300 Per Month

Exceptional town house with four double bedrooms in former convent within walking distance of all the town's schools, High street shops and other amenities. Offering over 2000 sq.ft. over four floors, this stand-out property is offered unfurnished with white goods. Children & pets accepted !
Available immediately. SIX MONTH LET ONLY.

Holding deposit - £530.00 : Dilapidation deposit - £2650.00



CHRIS DELLAR
PROPERTIES

Your estate agent

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Herts, SG9 9AH

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Reception Hall

Radiator. Stairs to first floor. Doors to kitchen/breakfast room and:

Sitting Room

16'5 x 15'10 (5.00m x 4.83m)

Window to rear. Victorian style fireplace with ornate wooden & mantel. Two radiators. Double glazed French doors to:

Conservatory

15'7 x 12'6 (4.75m x 3.81m)

Bespoke bookcase. Underfloor heating. French doors to garden.

Kitchen/Breakfast Room

12'6 x 10'10 (3.81m x 3.30m)

Window to front. White goods including dishwasher, fridge/freezer and gas fired Rangemaster cooking range. Central island. Radiator.

Inner Lobby

Stairs down to BASEMENT ROOMS :

Family Room/Gym/Study

18'0 x 8'8 (5.49m x 2.64m)

Radiator.

Hallway

Airing cupboard containing hot water cylinder & shelving.

Utility Room

11'11 x 5'10 (3.63m x 1.78m)

Washing machine and tumble dryer.

Cloakroom/WC

Wine Cellar

11'11 x 5'10 (3.63m x 1.78m)

First Floor Landing

Fitted shelving. Doors off. Stairs to second floor.

Bedroom One

16'5 x 10'10 (5.00m x 3.30m)

Double glazed windows to front. Fitted wardrobes. Radiator.

Bedroom Three

11'11 x 9'7 (3.63m x 2.92m)

Double glazed window to rear. Radiator.

1st Floor Bathroom

12'7 x 5'11 (3.84m x 1.80m)

Window to rear. Bath with shower over, wash hand basin and low flush WC. Chrome ladder style towel rail/radiator combination. Extractor fan.

Second Floor Landing

Double glazed window to side. Doors off.

Bedroom Two

16'5 x 10'11 (5.00m x 3.33m)

Double glazed windows to front. Range of fitted wardrobes. Radiator.

Bedroom Four

12'7 x 10'7 (3.84m x 3.23m)

Double glazed window to rear. Radiator.

2nd Floor Bathroom

Window to rear. Bath with shower over, wash hand basin and low flush WC. Chrome ladder style towel rail/radiator combination. Extractor fan.

Landscaped Rear Garden

Laid with Astroturf. Garden shed. Gated rear access.

Allocated Parking

For three vehicles, plus visitors parking.

Communal Gardens

Beautifully maintained grounds with a variety of tall trees, lawns and established shrubs.

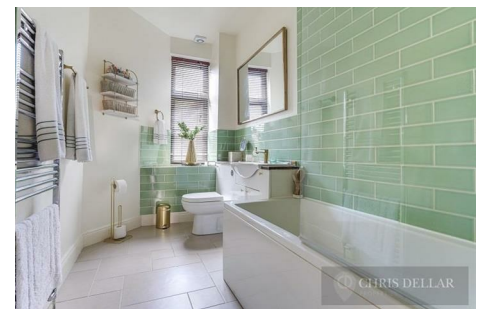
Deposits

Holding deposit : £530.00

Dilapidation deposit : £2650.00

Energy Performance Certificate

Please see EPC graph opposite.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-101 A			92-101 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
43-54 E			43-54 E		
31-42 F			31-42 F		
13-20 G			13-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		