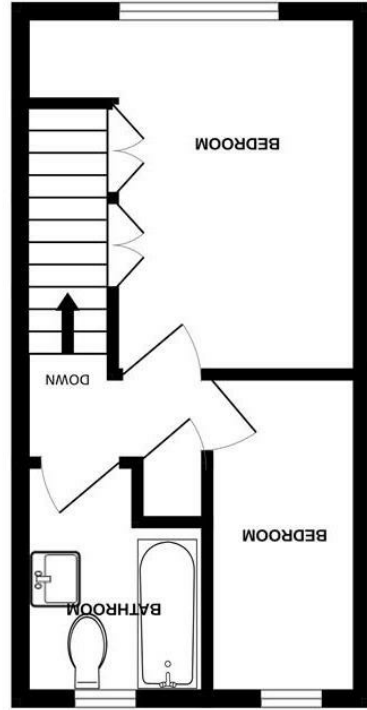
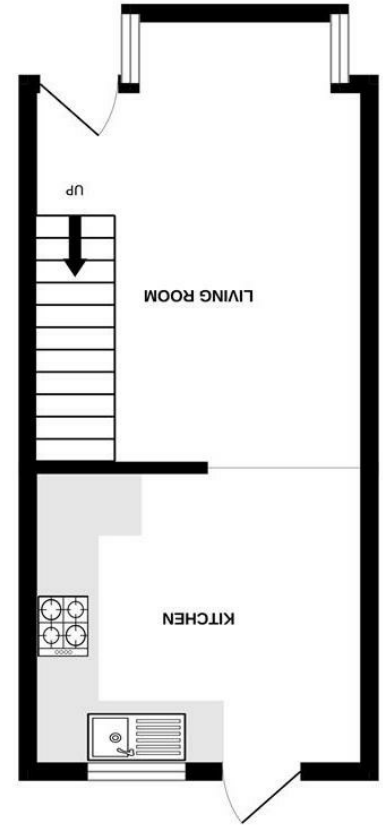


England & Wales		EU Directive 2002/91/EC
Potential		
Current		

England & Wales		EU Directive 2002/91/EC
Potential		
Current	70	90



1ST FLOOR
 240 sq.ft. (22.3 sq.m.) approx.



GROUND FLOOR
 255 sq.ft. (23.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, doors and other items are approximate and no responsibility is taken for any discrepancy or mis-statement. This plan is for guidance purposes only and should be used as such. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency level given.





Property Description

A neatly presented two bedroom terraced house superbly positioned in the heart of Fleetville area in close walking distance to the mainline station and the many amenities on offer on Hatfield Road including the local Morrisons supermarket, ideally suited to a professional person or couple.

Living room

Modern fitted kitchen with appliances

Small rear garden

Master bedroom with storage cupboards

Further second study room

Off street parking space

Brand carpets throughout

Outside storage cupboard

Council Tax band C

EPC rating band C



Rental Fees

If you are interested in renting this property then it is important you contact Daniels Estate Agents as soon as possible as other tenants may be interested too. Daniels will need you to provide certain information in order for us to discuss your potential tenancy with your new landlord. Once we have the initial agreement from the landlord to proceed with your application you will then be sent an e-mail confirming the proposed terms.

We will then need all tenants to be fully referenced by 'Rightmove Referencing' who will carry out the referencing and a credit check process on our behalf, you will need to pay the equivalent of one week's rent as a holding deposit.

Due to a change in legislation with effect from 1st June 2019 agents will no longer be able to charge tenants for this process. The same legislation also sets out that deposit amounts will be capped at five weeks' rent.

It is important that all information provided for reference purposes is accurate as if a tenant fails Right to Rent checks or the referencing process, having provided false or misleading information, the holding deposit will not be returned.

The holding deposit will also be retained by Daniels if the tenant withdraws from the proposed tenancy or fails to take reasonable steps to enter into the tenancy.

Prior to the commencement of any tenancy, Daniels Estate Agents will need to have received the first month's rent plus four weeks' rent to add to the one week's rent holding deposit (five weeks' rent in total).

