



**mather**  
**estates**  
independent agents



## Pheasant B, Jacks Hill Farm, Graveley, Hitchin, SG4 7EQ

Mather Estates welcomes to the market a one bed, unfurnished private property, situated in this idyllic semi rural location on the outskirts of Graveley village. The property has a double bedroom, open plan reception area, kitchen with appliances, utility area with washing machine/dryer and bathroom with a double shower. Additional benefits include off road parking.

Initial contract length long term 6 months minimum.

**£900 pcm**



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A holding deposit of one weeks rent £207.69 is required upon acceptance of an application and refundable on the first months rent.  
Security deposit total- £1,038.46

### KITCHEN / LIVING ROOM

12' 3" x 10' 1" (3.73m x 3.07m)

Double glazed window to rear with curtain pole and curtains, double glazed door to front with blinds, free standing fridge/freezer and electric oven built under with integrated extractor hood over , Fitted with a range of wall and base units, complementary wood effect work surface with inset bowl sink drainer and mixer tap, tiled flooring, radiator.

### BEDROOM 1

10' 1" x 9' 9" (3.07m x 2.97m)

Carpet, double glazed window to rear, curtains and curtain pole, lampshade, radiator.

### SHOWER ROOM

Double glazed window to front, double shower cubicle, electric shower, vanity wash hand basin with mixer tap, towel holder radiator and WC, tiled flooring.

### UTILITY ROOM

Tiled flooring, double glazed window to rear, built in cupboards, washing machine/dryer.

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Measurements provided are taken from the vendor and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team before exchange of contract to finalise fittings, rights and your own boundaries.

