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82C High Street, Buntingford, Hertfordshire, SG9 9AJ

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£1,450 Per Calendar Month

Beautifully presented two bedroom end of terrace house to rent in the centre of Buntingford High Street with single parking space to rear.

Quality fitted kitchen with built in NEFF appliances,
Large sitting Room with French doors out onto East facing rear garden.

Downstairs cloakroom. Large under stairs cupboard.
Large galleried landing. Master bedroom with built in wardrobes. Further double bedroom.
Luxury bathroom with P bath with power shower over and quality sanitary ware.
Gas central heating & under floor heating.

EPC Rating C. Council Tax Band D
Holding Deposit - £334.00 - (Equivalent to 1 weeks rent)
Deposit - £1673.00

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		97
	85	
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR

ENTRANCE HALL

10'0" by 3'0"
Solid oak doors to kitchen, cloakroom and living room.
Inset ceiling lights. Turning stairs to first floor. Under floor heating.

CLOAKROOM

6'0" by 3'0"
Obscure glass sash window to side. Low level WC with hidden cistern. Vanity unit with contemporary wash hand basin. Inset lights. Under floor heating. Extractor fan.

KITCHEN

6'0"by 9'0"
Sash window to front. Range of eye and base level shaker style units. Granite work surfaces. Inset four ring gas hob with electric oven below. Extractor hood over. Inset stainless steel sink with swan neck monobloc tap. Built in fridge/freezer, dishwasher and washing maschine. Inset ceiling lights. Under floor heating.

LIVING ROOM

17'0" by 13'0" (max)
French doors ans sash window to rear. Inset lights.
Under stairs cupboard. Additional floor mounted sockets

FIRST FLOOR

GALLERIED LANDING

6'0" by 5'0"
Sash window to side. Radiator. Loft access. Solid oak doors to all first floor rooms. Inset ceiling lights.

MASTER BEDROOM

13'0" by 10'0"
Sash window to rear. Radiator. Semi vaulted ceiling.
Inset ceiling lights. Double bank mirror fronted built in wardrobes.

BATHROOM

6'0" by 7'0"
P Bath with glass shower screen and power shower.
Vanity unit with contemporary inset wash hand basin and mirror over with inset lighting. Low level WC with hidden cistern. Chrome ladder style towel rail. Extensive tiled splash backs. Extractor fan. Inset ceiling lighting.

BEDROOM TWO

13'0" by 7'0"
Sash window to front. Radiator. Semi vaulted ceiling.
Inset ceiling lighting.

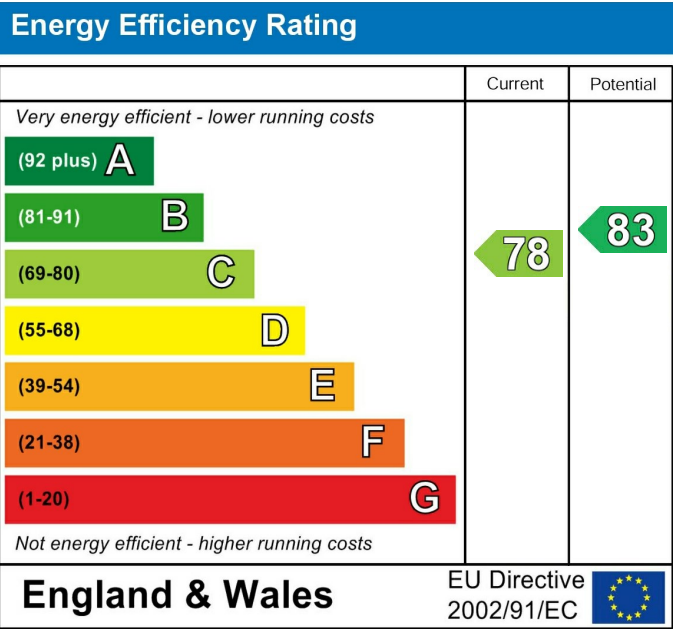
OUTSIDE

REAR GARDEN

East facing with gated rear access. Hard landscaped with paved sun terrace and shingle beds. Quadrant bed with sapling.

PARKING

Single parking bay to rear of property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.



