

# Jonathan Hunt

LETTING AGENCY

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**30 Station Road, Stanstead Abbots, Herts, SG12 8DT**

**£1,495 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this newly decorated two double bedroom character property in the popular village of Stanstead Abbots. The property benefits from a fitted kitchen, family bathroom, living room, separate dining room, Upvc double glazed sash windows, feature fireplaces, good size rear garden with summerhouse and is only a few moments away from St. Margaret's BR Station. AVAILABLE NOW

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum income £44,850
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

LIVING ROOM 12'5" x 12'0" (3.78 x 3.66)

DINING AREA 14'1" x 12'0" (4.29 x 3.66)

FITTED KITCHEN 9'3" x 7'4" (2.82 x 2.24)

REAR LOBBY- 9'9" x 4'0" (2.97 x 1.22)

BEDROOM ONE 11'11" x 11'11" 10'9" (3.63 x 3.63 3.28)

BEDROOM TWO 11'0" x 8'9" (3.35 x 2.67)

BATHROOM 9'3" x 7'3" (2.82 x 2.21)

REAR GARDEN

Summerhouse



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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