

Jonathan Hunt

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15 Stocking Hill, Cottered, Buntingford, Hertfordshire, SG9 9PY



£1,350 Per Month

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

15 Stocking Hill, Cottered, Buntingford, Hertfordshire, SG9 9PY

JONATHAN HUNT LETTINGS are pleased to offer this 2 Bedroom 2 Bathroom property. Set in a private development amongst communal grounds in the village of Cottered on the outskirts of Buntingford, this unique home offers a peaceful retreat with direct access to open countryside. This well presented home comprising of a large living area, ground floor bedroom, bathroom room, first floor bedroom and shower room and a large basement room. Externally there is a private rear garden area and a large communal parking area. 1st AUGUST

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum £40,500

- NO CCJ's, IVA's or history of bad credit

- Positive landlord reference (if applicable)

<https://tenanhelp.goodlord.co/s/article/What-is-Goodlord-referencing>

LIVING ROOM 17'4" x 11'9" (5.3 x 3.6)



GROUND FLOOR BATHROOM & W/C 7'8" x 6'8" (2.35 x 2.04)



BASEMENT ROOM 24'3" x 19'9" (max) (7.4 x 6.02 (max))



BEDROOM 11'8" x 9'8" (3.57 x 2.96)

KITCHEN 7'10" x 7'8" (2.39 x 2.35)



GROUND FLOOR BEDROOM 12'2" x 9'8" (3.715 x 2.95)

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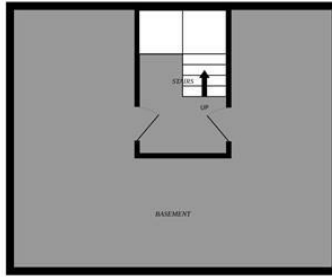


GROUND FLOOR BEDROOM 12'2" x 9'8" (3.715 x 2.95)

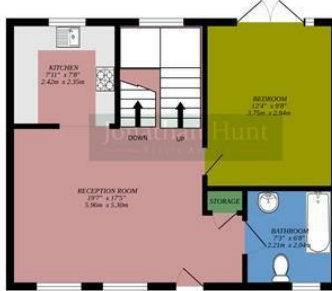
KITCHEN 7'10" x 7'8" (2.39 x 2.35)



BASEMENT LEVEL
473 sq.ft. (44.0 sq.m.) approx.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(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	
EU Directive 2002/91/EC	
England & Wales	