

Jonathan Hunt

— LETTING AGENCY —

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17 Cambridge Road, Wadesmill, Ware, Hertfordshire, SG12 0TP

£1,595 Per Month

A delightful two-bedroom period cottage situated in the highly sought-after village of Wadesmill, nestled in the picturesque Rib Valley just two miles north of Ware. This charming home offers spacious, well-proportioned accommodation enhanced by character features, including exposed beams and traditional detailing. Wadesmill enjoys a peaceful countryside setting with scenic riverside walks and open fields, yet offers quick access to the A10 and Ware's mainline station. The property is also pet friendly and available 10th November.

REFERENCES - Please only enquiry if you pass the reference criteria
- Collective Gross Income: Minimum multiple of 30 times the monthly rental
- 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 16'3" x 12'0" (4.95 x 3.66)

GROND FLOOR BATHROOM

KITCHEN 11'6" x 7'6" (3.51 x 2.29)

BEDROOM ONE 14'1" x 9'1" (4.29 x 2.77)

BEDROOM TWO 12'1" x 10'0" (3.68 x 3.05)

REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

