



Woolmans Close | Broxbourne | EN10 6PR | £1,950 Per Month



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Property Sales & Lettings

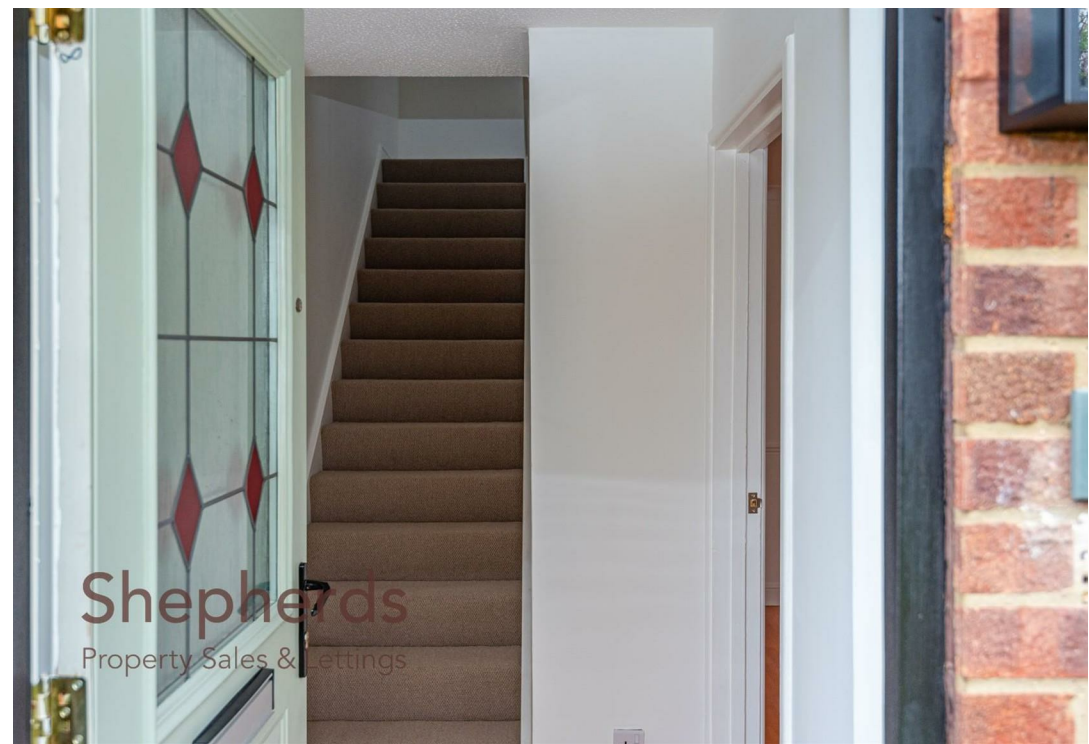
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Woolmans Close | Broxbourne | EN10 6PR

Council: Borough of Broxbourne Tax Band: D Rental Deposit: £2,250

Available Immediately. A tastefully extended 3 Bedroom Terraced House on a popular development within walking distance of the local station and Broxbourne Schools. The accommodation comprises of a large living/dining room, brand new, kitchen/ Breakfast Room, downstairs WC, refitted family bathroom, two double bedrooms and a single. Garage En Bloc. Council Tax Band D. Borough of Broxbourne.

- Extended Terraced House
- Large Kitchen/ Breakfast Room
- Double Glazing
- 3 Bedrooms
- Gas Central Heating
- Close To Broxbourne School
- 2 Reception Rooms
- Modern Bathroom & Cloakroom
- Council Tax Band D



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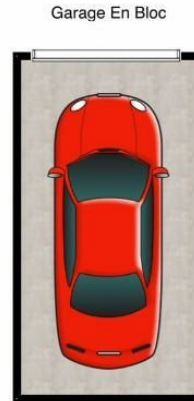
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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent
 Other Tenant Costs
 -Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 -Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 -Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 -Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 -Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
 Prices are subject to change.

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This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and items shown will not be included within the sale. This floorplan is covered by the copyright act 1988 and cannot be re used or amended without permission of Shepherds Estate Agents LTD.

Rooms:

- Entrance Door
- Entrance Hall
- Living Room
14'4 x 12' (4.37m x 3.66m)
- Dining/ Family Room
15'5 x 11'1 (4.70m x 3.38m)
- kitchen/
Breakfast Room
14'9 x 11' (4.50m x 3.35m)
- W.C.
- Landing
- Bedroom One
12'4 x 8'11 + wds (3.76m x 2.72m + wds)
- Family Bathroom
6'8 x 6'3 (2.03m x 1.91m)
- Bedroom Two
11'8 x 8'11 (3.56m x 2.72m)
- Bedroom Three
9'1 x 6'2 (2.77m x 1.88m)
- Exterior
- Parking Area
- Garage on Block
- Rear Gsrden
- Deposit & Permitted Charges

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The Property
Ombudsman



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk