






**Front Street, Sacriston, DH7 6JW**
**2 Bed - House - Mid Terrace**
**£650 PCM**

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Robinsons welcome to the rental market this well presented two bedroom mid terrace property set out over three floors and situated in the village of Sacriston where you can benefit from all of the local amenities on offer. The property has had some refurbishment work including a recently installed bathroom suite. In brief the accommodation comprises of lounge with electric fire and feature surround, modern white kitchen with extensive wall and base units and gas cooker. To the first floor is the master bedroom and bathroom with 4 piece bathroom suite including separate shower cubicle whilst to the second floor is the second bedroom which is also double in size. Externally there is a well maintained rear yard and ample street parking available.
Early viewing of this property is highly recommended to appreciate the accommodation on offer.

Council Tax Band - A Annual Cost - £1666.64

EPC Rating - E

BOND £650

Required Earnings: Tenant Income - £23,400 Guarantor Income (If Required) - £23,400

**LIVING ROOM**
15'1" x 13'8" (4.62 x 4.19)

**KITCHEN**
13'8" x 12'4" (4.19 x 3.78)

**BEDROOM ONE**
15'8" x 12'4" (4.78 x 3.78)

**BEDROOM TWO**
19'3" x 12'4" (5.89 x 3.78)

**REDRESS**
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

**Agent Notes**
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains - metered
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional











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Conveyancing

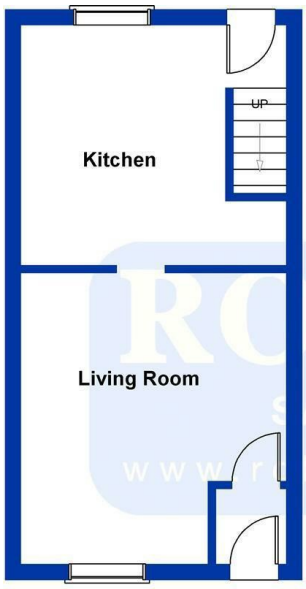
Surveys and EPCs

Property Auctions

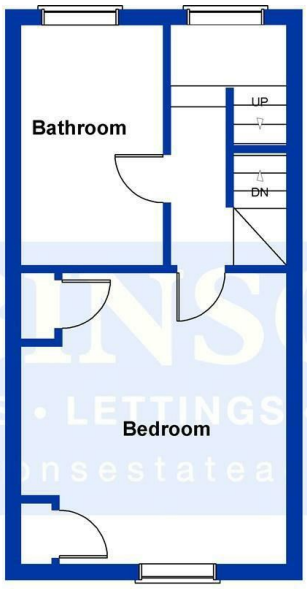
Lettings and Management

Strategic Marketing Plan

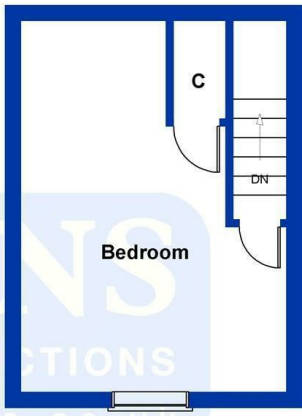
Dedicated Property Manager




GROUND FLOOR




FIRST FLOOR



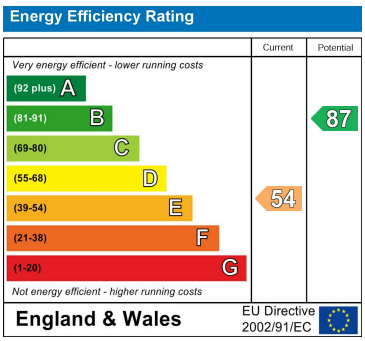

SECOND FLOOR

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2017**




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