

mather estates
independent agents

11 Fawcett Road SG2 0EJ

Rent £1,650 pcm

Mather Estates welcomes to the market a three bedroom terraced house situated in Chells area of Stevenage. Within walking distance of local amenities, Schools and local bus routes.. The property comprises a lounge, fitted kitchen with appliances, three double bedrooms and family bathroom with separate WC. Added benefits include a private rear garden with side gate access and shed.

A holding deposit of one weeks rent £357.69 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful.
Security deposit total- £1,788.46.











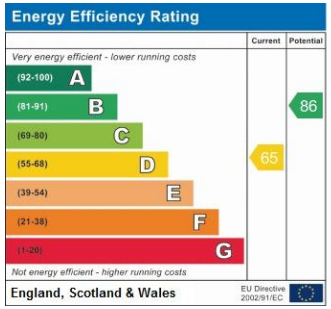


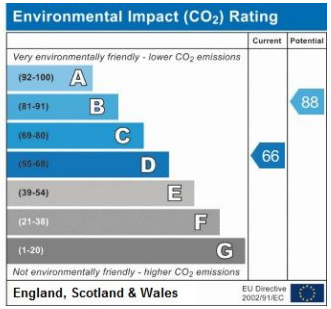






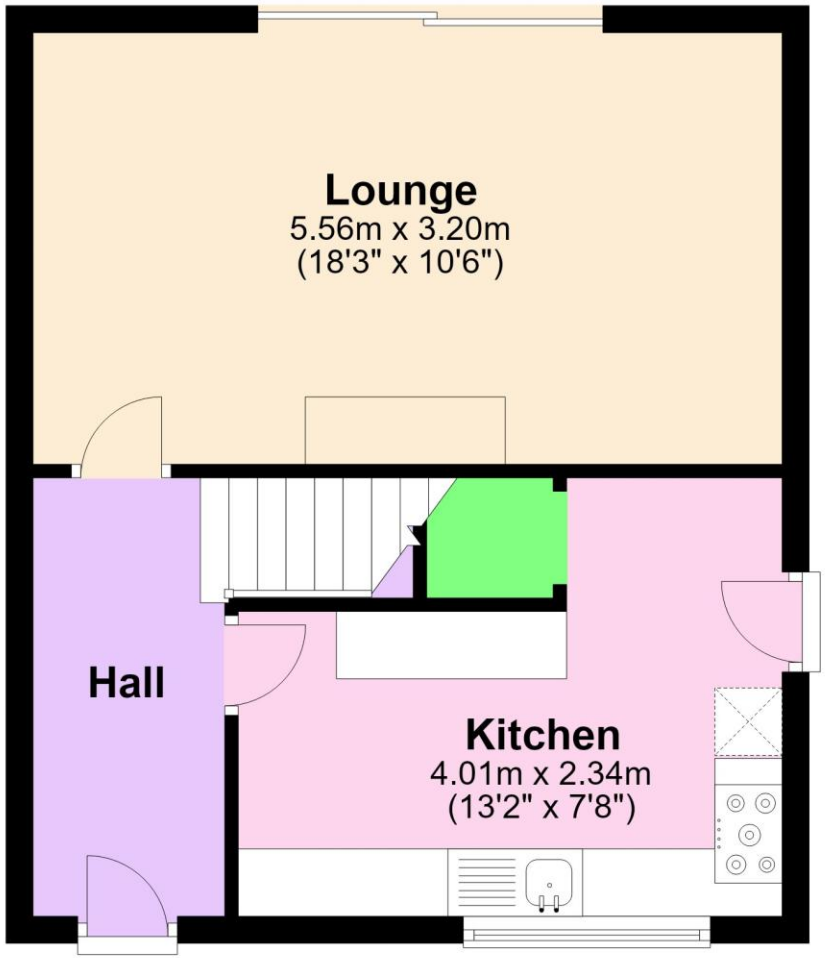

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
86
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92-100) A
(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
66
88
England, Scotland & Wales
EU Directive 2002/91/EC

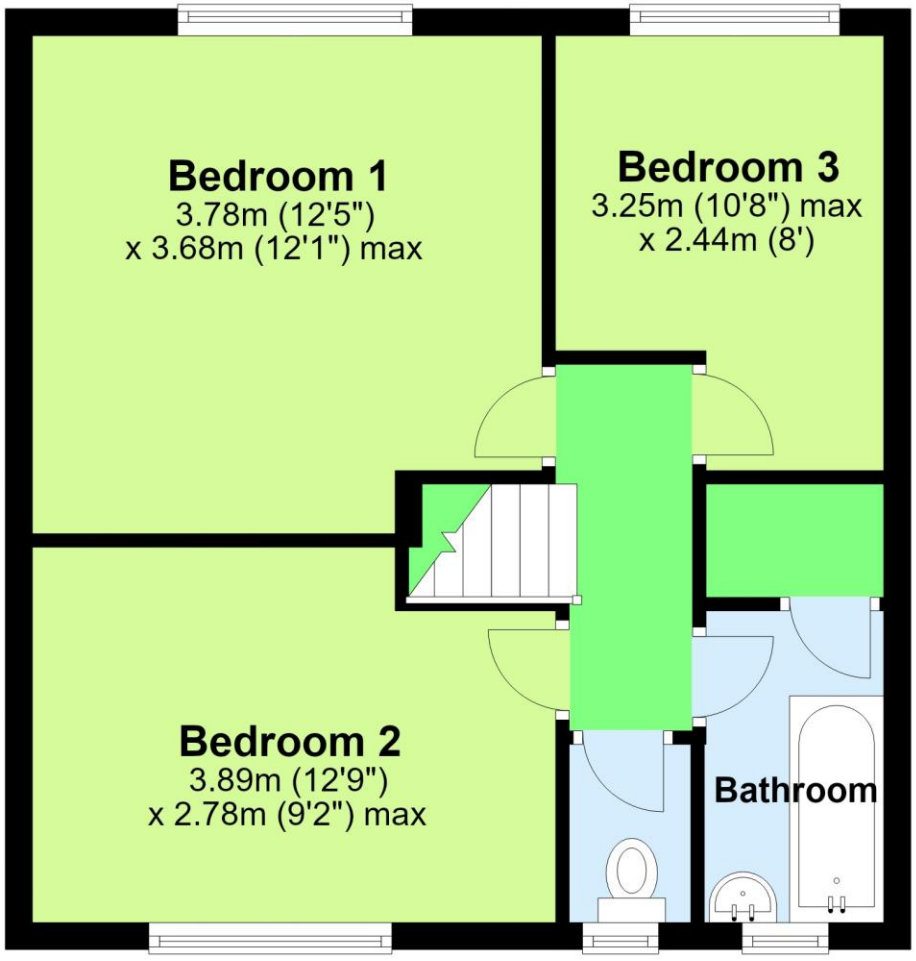
Ground Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



First Floor

Approx. -1.1 sq. metres (-11.4 sq. feet)



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2: These particulars do not constitute part or all of an offer or contract.
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4: Potential buyers are advised to recheck the measurements before committing to any expense.
5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Total area: approx. 35.2 sq. metres (378.6 sq. feet)