



# Shepherds

Property Sales & Lettings

North Road | Hoddesdon | EN11 8JF | £1,395 Per Month



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Property Sales & Lettings

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# North Road | Hoddesdon | EN11 8JF

**Council: Broxbourne Borough Tax Band: D Rental Deposit: £1,609**

A well-presented mid-terraced house to let in Hoddesdon. The house is ideally located close to Hoddesdon Town Centre and access on to the A10. The downstairs of the home, which offers a wealth of character, boasts two reception rooms. The kitchen is the last room of the downstairs accommodation. Wall and base mounted units flank two sides and are home to the usual integrated appliances. A door from the kitchen leads out into a beautifully landscaped rear garden which is comprised of a large amount of hardscaping, raised flower beds and a centralised feature tree. Back in the house, on the first floor, the accommodation is laid out in a split landing format. Off to one side is the principal bedroom and on the other lies the open-bedroom / study area. A bathroom with a full bathroom suite is also located in this area and services all occupants. Available Now. Broxbourne Council Tax Band D.

- Two Bedroom Terraced House
- Landscaped Rear Garden
- Large Double Bedroom
- Open Bedroom/Study Area
- Well-Present Throughout
- Close to Hoddesdon Town Centre
- Two Reception Rooms
- Upstairs Bathroom
- Available Now





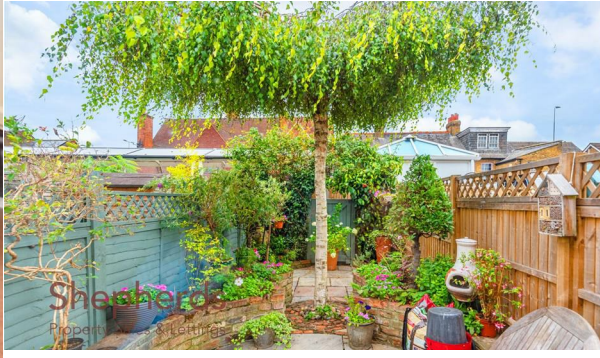
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**DEPOSIT & PERMITTED CHARGES INFORMATION**

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.

## North Road, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only but will not be included in any contract. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

### Rooms:

Entrance Door from Street: Deposit and Permitted Charges

Living Room  
12'4 x 11'3 (max)  
(3.76m x 3.43m (max))

Internal Staircase

Dining Room  
11'3 x 10'1 (max)  
(3.43m x 3.07m (max))

Kitchen  
16'3 x 6'9 (max)  
(4.95m x 2.06m (max))

Open-Bedroom Two / Study Area  
11'2 x 10' (max)  
(3.40m x 3.05m (max))

Bathroom  
7'10 x 6'3 (2.39m x 1.91m )

Cupboard

Bedroom One  
15'1 x 11'3 (max)  
(4.60m x 3.43m (max))

External:

Landscaped Rear Garden

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PROTECTED

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PROTECTED



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### CESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

### HODDESODN

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk