



## 2 Station Yard | Buntingford | SG9 9FH

**£1,850 Per Month**

Attractive unfurnished three bedroom link semi-detached house located in a quiet cul de sac within walking distance of schools, surgery, supermarkets and other amenities. The property benefits from white goods including dishwasher and fridge/freezer. There is a downstairs cloakroom/WC as well as a first floor bathroom and ensuite shower room to the master bedroom on the top floor. Further benefits include double glazing and gas fired central heating. There is a garden to both front & rear, and there is one allocated parking space.

PET ACCEPTED! Available end July 2026

Holding deposit - £426.00 Dilapidation deposit - £2130.00



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Entrance Hall

## Kitchen

10'6 x 6'10 (3.20m x 2.08m)

Integrated white goods including dishwasher and fridge/freezer.

## Downstairs Cloakroom/WC

## Sitting Room

13'6 x 10'0 (4.11m x 3.05m)

French doors opening to rear garden.

## Dining Area

6'10 x 6'8 (2.08m x 2.03m)

## First Floor Landing

## Bedroom Two

13'6 x 10'2 (4.11m x 3.10m)

## Bedroom Three

9'7 x 7'1 (2.92m x 2.16m)

## Family Bathroom

## Second Floor Landing

Built-in storage cupboard.

## Bedroom One

10'3 x 10'0 (3.12m x 3.05m)

Door to en-suite.

## En-suite Shower Room

## Front Garden

## Rear Garden

## Allocated Parking

For one vehicle plus visitor parking.

## Deposits

Holding deposit - £426.00

Dilapidation deposit - £2130.00

## Energy Performance Certificate

Please see E.P.C. graph opposite.

## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A graph showing energy efficiency ratings from A (green) to G (red). The current rating is 79 (D) and the potential is 90 (B).		A graph showing environmental impact ratings from A (green) to G (red). The current rating is 90 (B) and the potential is 90 (B).	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	