



2 Station Yard | Buntingford | SG9 9FH

£1,750 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 en suite 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 closeby.

Contact us to arrange a viewing. PET ACCEPTED ! Available from end of July.

Holding deposit - £403.00 Dilapidation deposit - £2015.00



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 - £403.00

Dilapidation deposit - £2015.00

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
39-54 E			39-54 E		
21-38 F			21-38 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	