



Mather Estates welcomes to the market this charming three-bedroom semi-detached cottage, situated within the grounds of Stevenage Bury Farm. The property offers stunning views across open countryside to the front and picturesque views of St Nicholas Church to the rear. The property comprises a fitted kitchen with appliances, utility room, dining room, lounge featuring an open fireplace and a downstairs bathroom. To the first floor are three double bedrooms. Externally, the property benefits from generous front and rear gardens, ample off-road parking, and outside storage facilities. A rare opportunity to enjoy countryside living while remaining conveniently located for local amenities and transport links.

A holding deposit of one weeks rent £461.53 is required upon acceptance of an application, this will be deducted from your first months rent should referencing be successful. Security deposit total- £2,307.69.

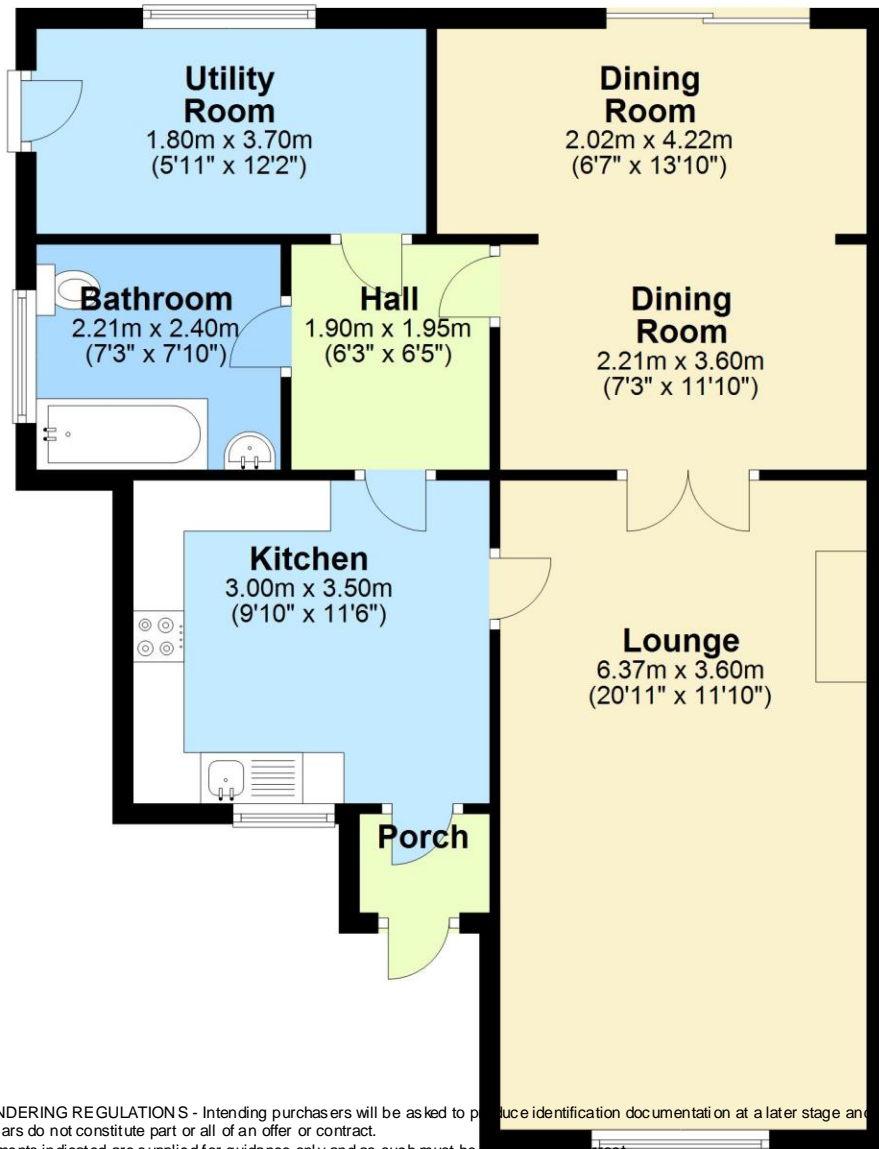






Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



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 proceeding 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 boundaries thereof and no other enquiries have been made so in order to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.