

2 Tanners Crescent | Hertford | SG13 8DS

£2,000 Per Month

Well presented three bedroom family house, offered unfurnished with white goods. Of particular note is the DETACHED OFFICE, which is accessed from the rear garden. The property also benefits from gas fired central heating, uPVC double glazing, raised decking and fitted storage. Sought after schools, Hertford town centre and both BR stations are all within walking distance. SMALL PET ACCEPTED. Available mid January.
Please note the house was photographed when the house was vacant, before the present tenancy commenced and may not be representative of the current condition of the property.

Holding deposit - £462.00 : Dilapidation deposit - £2307.65







CHRIS DELLAR PROPERTIES
Your estate agent

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Entrance Hallway
Stairs to first floor landing.

Sitting Room
15'10 x 11'5 (4.83m x 3.48m)
uPVC double glazed window to front.

Dining Room
9'1 x 8'10 (2.77m x 2.69m)
uPVC double glazed French doors to decked area. Built-in storage cupboard. Door to:

Kitchen
10'0 x 5'4 (3.05m x 1.63m)
To include white goods. Window to rear.

First Floor Landing
Built-in storage cupboard.

Bedroom One
13'9 x 9'1 (4.19m x 2.77m)
Window to rear. Built-in triple fronted wardrobe.

Bedroom Two
12'3 x 8'2 (3.73m x 2.49m)
Window to front.

Bedroom Three
8'6 x 6'1 (2.59m x 1.85m)
Window to front.

Bathroom
White suite with shower over bath.

Front/Side Garden
Laid to lawn with planted shrubs.

Rear Garden
Decking area. Steps down to lawned area. Paving slabs leading to door into:

Detached Office
15'9 x 7'4 (4.80m x 2.24m)
Light & power connected. Wall mounted electric convector heater. Two windows.

Deposits
Holding deposit - £462.00
Dilapidation deposit - £2307.65

Energy Performance Certificate
Please see EPC graph opposite.











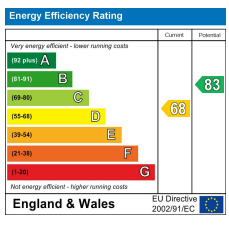

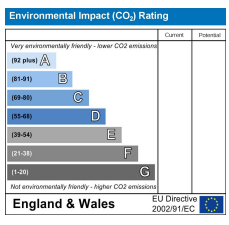

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