



**26 Bell Lane, Widford, SG12 8SH**

**£1,095 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this 1-bedroom ground floor maisonette located in the semi rural area of Bell Lane, Widford. This property offers a comfortable and convenient living space with spacious and inviting living area. The well-appointed kitchen comes equipped with modern appliances. The bedroom is generously sized with ample storage space. The property also features a well-maintained shower room. Residents of this maisonette will have the added benefit of access to communal gardens and parking. AVAILABLE NOW

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: £33,000 per Year
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)



**LOUNGE 13'8" x 11'8" (4.17 x 3.56)**

**KITCHEN 8'10" x 7'5" (2.69 x 2.26)**

**BEDROOM 13'2" x 11'2" (4.01 x 3.40)**

## BATHROOM

### EXTERIOR

The property has COMMUNAL GARDENS to the rear, PARKING to the front.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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