



22 The Tannery | Buntingford | SG9 9AR

£1,800 Per Month

Deceptively spacious three bedroom house, offered unfurnished with white goods, located within level walking distance of the town centre. The property offers a spacious living room, large kitchen/diner and conservatory. Further benefits include gas central heating, uPVC double glazing, lots of fitted storage, West facing rear garden and single en-bloc garage closeby. Available early March.

Holding deposit - £415.00 : Dilapidation deposit - £2075.00 : Council Tax - band 'D'



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
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T 01763 272605

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Storm Porch

Entrance Hall

Sitting Room

16'11 x 15'5 (5.16m x 4.70m)

Inner Hall

Cloakroom/WC

Pedestal wash hand basin and low flush WC. Cupboard.

Kitchen/Diner

17'6 x 15'5 (5.33m x 4.70m)

To include white goods.

Conservatory

9'7 x 7'6 (2.92m x 2.29m)

French doors to garden.

First Floor Landing

Bedroom One

11'7 x 9'2 (3.53m x 2.79m)

Built-in mirror fronted double wardrobe.

Bedroom Two

13'7 x 8'6 (4.14m x 2.59m)

Built-in double wardrobe.

Bedroom Three

10'10 x 6'9 (3.30m x 2.06m)

Fitted double wardrobe.

Bathroom

6'5 x 5'11 (1.96m x 1.80m)

Three piece suite with shower over bath & shower screen.

Front Garden

Rear Garden

44'0 (13.41m)

Mainly laid to lawn with flower beds and garden shed.

Garage

Single en-bloc garage closeby.

Deposits

Holding deposit - £415.00

Dilapidation deposit - £2075.00

Council Tax is band 'D' - (£2,231.90)



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
92-101 A		87	92-91 A		
81-91 B		74	81-80 B		
69-80 C			69-68 C		
55-68 D			55-54 D		
43-54 E			43-54 E		
31-42 F			31-30 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	



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