



48 Church Field | Ware | SG12 0EP

£1,295 Per Month

Nicely presented one double bedroom terraced house with rear garden, being offered unfurnished with white goods. Key features include lounge/diner, plenty of storage space including two built-in wardrobes, newly refurbished bathroom with bath & shower over, uPVC double glazing, gas central heating and off street parking for one vehicle. Available immediately. ONE PET ACCEPTED !!

Holding deposit - £298.00 : Dilapidation deposit - £1490.00



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Front door to:

Hallway

Open to:

Lounge/Diner

14'0 x 12'7 (4.27m x 3.84m)

Stairs to first floor.

Kitchen

7'0 x 5'7 (2.13m x 1.70m)

To include white goods.

First Floor Landing

Double Bedroom

10'8 x 9'0 (3.25m x 2.74m)

Two built-in wardrobes.

Bathroom

White suite, with power shower over bath.

Driveway

To front of property, providing off street parking for one vehicle.

Rear Garden

With large garden shed.

Deposits

Holding deposit - £298.00

Dilapidation deposit - £1490.00

Energy Performance Certificate

Please see E.P.C. graph opposite.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	(88-92) B	(92-100) A	(88-92) B
(81-91) B	(69-87) C	(81-91) B	(69-87) C
(69-80) C	(55-68) D	(69-80) C	(55-68) D
(55-68) D	(45-54) E	(55-68) D	(45-54) E
(45-54) E	(31-44) F	(45-54) E	(31-44) F
(31-44) F	(1-30) G	(31-44) F	(1-30) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
70	88		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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