



## 29 Sadlers Way | Hertford | SG14 2DZ

**£1,995 Per Month**

Attractive three bedroom family home situated in a cul de sac location only five minutes walk from Hertford North rail station. This deceptively spacious property is offered unfurnished with white goods. first floor bathroom with shower over bath. The property has been newly decorated throughout and also benefits from double glazing, gas central heating, front and rear gardens,, Off street parking to the front and a single garage arranged en bloc close-by. ONE PET ACCEPTED !! Available early/mid June.

Holding deposit - £460.00 : Dilapidation deposit - £2300.00



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
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## Porch

## Entrance Hall

## Sitting Room

13'10 x 14'6 (4.22m x 4.42m)

## Dining Room

13'8 x 7'1 (4.17m x 2.16m)

## Kitchen

8'0 x 8'0 (2.44m x 2.44m)

To include white goods.

## First Floor Landing

## Bedroom One

14'6 x 10'0 (4.42m x 3.05m)

## Bedroom Two

10'0 x 9'1 (3.05m x 2.77m)

## Bedroom Three

9'0 x 7'0 (2.74m x 2.13m)

## Bathroom

Modern white suite with Triton shower over bath.

## Front Garden

## Parking

Off street parking.

## Rear Garden

Wooden decking, landscaped area to rear. New fences.

## Garage

Single garage arranged en bloc close-by.

## Energy Performance Certificate

Please see EPC graph opposite.

## Deposits

Holding deposit - £460.00

Dilapidation deposit - £2,300.00

## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92-101) A		(92-101) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	90		
	58		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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