



Riverview Cottage, Mill Lane, Welwyn, Hertfordshire, AL6 9ES

£1,600 pcm

Delightful two double bedroom pet friendly semi-detached Victorian cottage situated in the heart of Welwyn village close to all the local shops, restaurants, public houses plus good schools and easy access to the A1 motorway and Welwyn North Station.

Unique location with its own private garden and a riverside terrace with steps down to and overlooking the River Mimram plus off road parking. The accommodation comprises of a good sized living room with a woodburner and casement doors leading to a south facing patio, kitchen with granite work surfaces, built in appliances (cooker, fridge/freezer, dishwasher and washing machine) plus Butler sink, a cellar with cloakroom. Upstairs are two bedrooms and an upstairs bathroom. The cottage also benefits from recently installed 'Heritage' double glazed windows, gas central heating, extensive built in wardrobes to Bedroom 1 and a boarded loft. Ready to move into.

- VICTORIAN SEMI-DETACHED COTTAGE
- SITUATED IN THE HEART OF WELWYN VILLAGE
- GARDENS TO FRONT & REAR
- OFF ROAD PARKING
- LIVING ROOM WITH LOG BURNER + FRENCH DOORS TO PATIO
- KITCHEN WITH GRANITE WORK SURFACE + APPLIANCES
- CELLAR
- TWO BEDROOMS
- BACKS ONTO THE RIVER MIMRAM
- PET FRIENDLY

proceed. We use a reference Agency who will apply for a banker's reference, employer's reference, suitable character reference and previous Landlord's reference if applicable. In certain circumstances it may be necessary for you to supply a Guarantor who will also be required to be referenced. Subject to all references being satisfactory, occupation of the property can take place. Should you take up the tenancy as agreed; the holding fee of £150.00 will form part of your deposit for the property.

Lettings arranged by Lane & Bennetts are normally Assured Shorthold Tenancies with a minimum term of at least six calendar months. You and your landlord are committed in law to the full term of the tenancy, as agreed, unless otherwise allowed for in the tenancy agreement. You will have the opportunity to read and understand the tenancy agreement before signing. This will take place on or before the date of occupation at a pre-arranged time. One months' rent must be paid in advance plus dilapidation's deposit. This deposit is calculated at five weeks rent.