



Melbourne Close, Stotfold, Hitchin, Hertfordshire. SG5







## 3 Bedroom End of Terrace House

**£1,495 pcm**

### **Additional charges may apply**

**\*\*PETS CONSIDERED\*\*** A great THREE bedroom end of terrace family home with re-fitted kitchen and driveway for at least two cars. An internal viewing is strongly advised! This one is also available NOW!

- **\*\*PETS CONSIDERED\*\***
- End of terrace family home
- Three bedrooms
- Spacious living/dining room
- Re-fitted kitchen
- Ideally located
- Low maintenance front and rear gardens
- Parking for two cars
- Available NOW!
- EPC Rating C

**\*\*PETS CONSIDERED\*\*** A great THREE bedroom end of terrace family home with re-fitted kitchen and driveway for at least two cars. An internal viewing is strongly advised.

The accommodation comprises entrance hall, a spacious dual aspect living room and re-fitted kitchen plus a separate utility room to the ground floor, whilst to the first floor are three bedrooms and family bathroom. Externally the property offers a low maintenance front garden with shingle and shrubs and rear garden with patio, lawn area and large shed. There is also a driveway to the side of the property. Further benefits include gas central heating and double glazing. For further details and your appointment to view please contact Satchells today!

This wonderful home is available to rent immediately!

Located just off of Brook Street, Stotfold, this property is perfectly located for all local amenities from local bakers, Lloyd's pharmacy and Co-op supermarket. There is plenty of lovely walking routes around the Town and you have good road links to the A1, A507 & A505. Your nearest mainline train stations are Letchworth & Arlesey which offer perfect links to Cambridge, Peterborough and London.

Council Tax Band - C

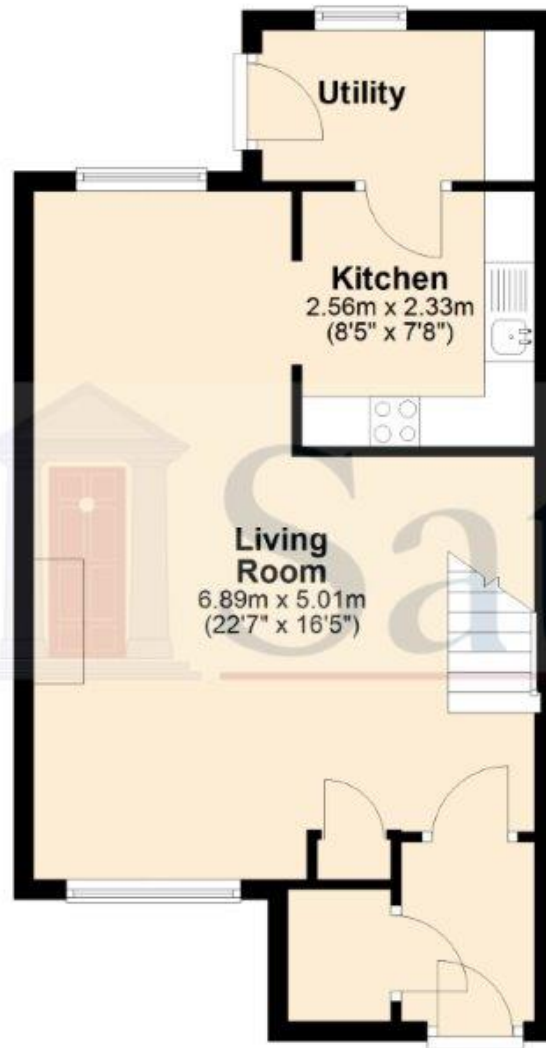
A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £344.05. This does then form part of your five week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,376.20. For more information please contact the office.



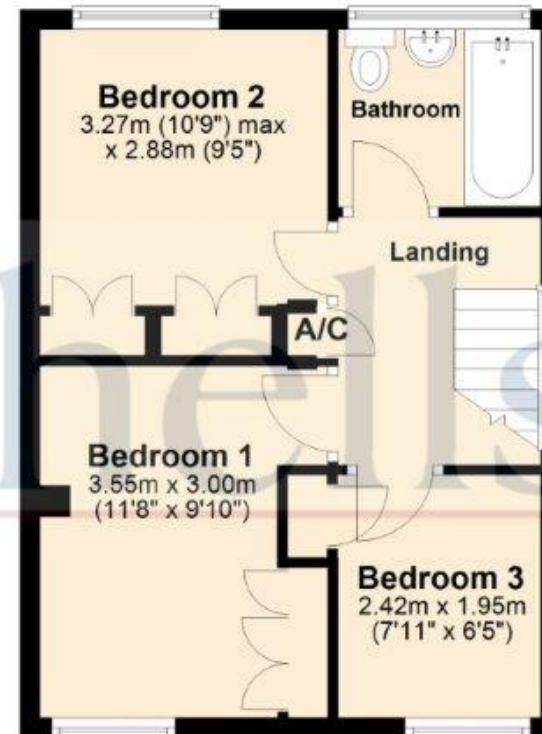
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to let, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.