



| Energy Efficiency Rating                    |                         | 1...      |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 to 100) A                               |                         |           |
| (81 to 91) B                                |                         |           |
| (69 to 80) C                                |                         |           |
| (55 to 68) D                                |                         |           |
| (39 to 54) E                                |                         |           |
| (21 to 38) F                                |                         |           |
| (1 to 20) G                                 |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Wales & N.Ireland                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating1...              |                         | 1...      |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (82 to 100) A                                                   |                         |           |
| (61 to 81) B                                                    |                         |           |
| (40 to 60) C                                                    |                         |           |
| (20 to 39) D                                                    |                         |           |
| (1 to 19) E                                                     |                         |           |
| (1 to 19) F                                                     |                         |           |
| (1 to 19) G                                                     |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Wales & N.Ireland                                      | EU Directive 2002/91/EC |           |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6NH  
T: 01707 339146 | E: welwyngc@country-properties.co.uk  
www.country-properties.co.uk





3 BEDROOM UNFURNISHED SEMI DETACHED HOUSE  
IN A VILLAGE LOCATION.

- 3 Bedroom Semi Detached House
- Unfurnished
- Off Road Parking for via En Block Garage
- Village Location
- Bathroom and Separate WC

Kitchen

7' 1" x 12' 8" (2.16m x 3.86m) Front door leading to the Kitchen. Range of wall and base units with work surfaces over. Sink with drainer to the side. Washing machine. Electric cooker. Fridge freezer. Radiator. Laminate flooring. Door to the Hallway.

Hallway

Stairs to the first floor. Thermostat. Door to WC and Bathroom. Door to living room and garden.

Living Room

13' 10" x 9' 2" (4.22m x 2.79m) Double glazed window overlooking the front. Gas fire. Radiator. Shelving. Carpeted.

Bathroom

7' 9" x 5' 6" (2.36m x 1.68m) Suite comprising of a wash hand basin and bath with shower over. Radiator. Window. Extractor fan.

Separate WC

WC.

First Floor

Landing

Carpeted. With doors to rooms.

Master Bedroom

10' 5" x 9' 5" (3.17m x 2.87m) Double glazed window overlooking the front. Feature fire place (not in use). Radiator. Carpeted.



Bedroom Two

12' 9" x 7' 2" max (3.89m x 2.18m) Double glazed window overlooking the side. Airing cupboard housing hot water cylinder. Carpeted.

Bedroom Three

7' 9" x 7' 2" (2.36m x 2.18m) Double glazed window overlooking the side. Radiator. Carpeted.

Outside

Rear Garden

Mainly laid to lawn . Brick built shed.

Agency reference fees £210 for first applicant and a further £102 for every subsequent person over the age of 18 who will reside in the property is payable on return of applications, further fees may be charged if a guarantor is required.

Deposit of 1.5 months rent is due on the move in date along with the first months rent.

Check out fee of £96 will be deducted from the deposit at the End of the Tenancy.



