



Back Street, Ashwell, Baldock, Hertfordshire. SG7

Satchells



## 2 Bedroom Terraced House

£950 pcm

### Additional charges may apply

A superb two bedroom mid-terraced cottage situated in the highly sought after village of Ashwell. This characterful home is certainly one not to be missed! Available now and offered unfurnished - Book your viewing ASAP to avoid disappointment!

- Two Bedroom Cottage
- Peaceful Village Location
- Spacious & Bright Living Room
- Sizeable Bedrooms With Built-In Storage
- Downstairs Three-Piece Bathroom
- Rear Garden
- Available now!
- On Street Parking
- No Pets Allowed
- EPC rating E. Council tax band C



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Entering into the bright & spacious living room, the ground floor continues through with open plan living into the kitchen. Through the back door of the kitchen you are met with the three-piece bathroom suite as well as access to the sunny rear garden. Continuing upstairs, you will find the principal bedroom along with the sizeable second bedroom, both fit with ample built in storage spaces. This property also boasts a parking space to the rear of the building, ample street parking just outside your front door, as well as tranquil walking routes to nearby local amenities. Available now and offered unfurnished - Book your viewing ASAP to avoid disappointment!

#### **Additional Information**

#### **Agents Note:**

Draft particulars yet to be approved by vendor and may

subject to change.

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 £218.63. 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 £874.52. For more information please contact the office.

#### **Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains  
Electric: Mains  
Drainage: Mains  
Flood risk: Low  
Mobile/Phone: Good  
Tenure: Leasehold  
Council Tax Band: C  
Council tax payable : £179.81 per month approx.  
Length of lease: 12 Months

Ground Rent details: n/a  
Service charge Details: n/a

For further material information please contact the office marketing this property.

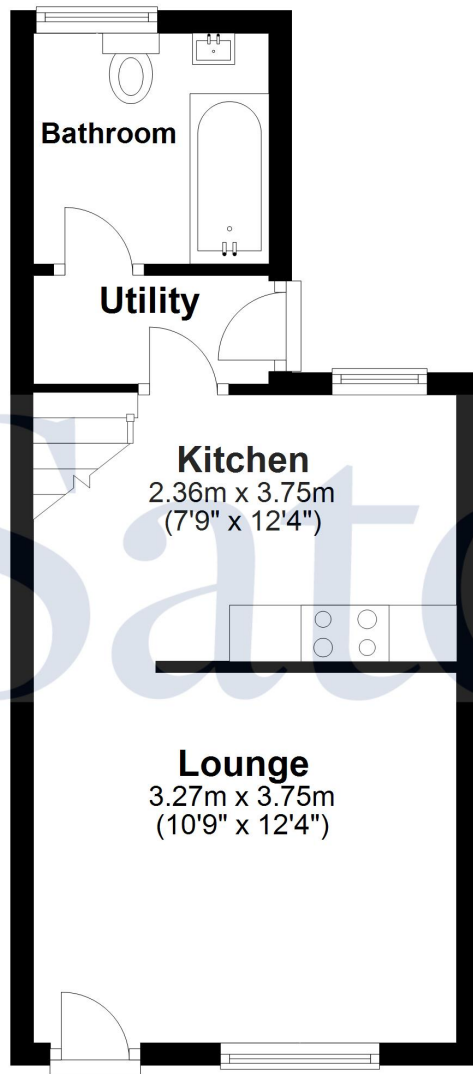




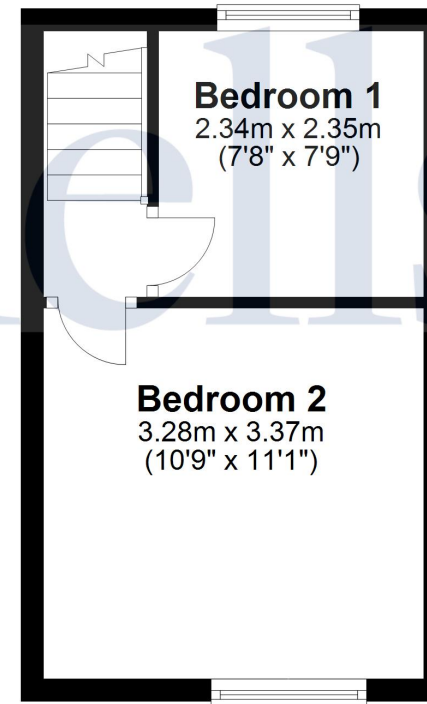
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, 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, utilities and 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. Some content may have been created using AI. 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.

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## Ground Floor



## First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.