



2 Dawson Avenue, Stotfold, Hitchin, Bedfordshire. SG5 4SX

Satchells



## 3 Bedroom Semi-Detached House £1,750 pcm

### Additional charges may apply

This modern three bedroom home offers clean, modern finishes throughout, a kitchen with fully integrated appliances, 16ft living room spanning the width of the property, two double bedrooms, one benefiting from an en-suite, a smaller third bedroom and a family bathroom. A lovely enclosed rear garden mainly laid to lawn finishes off this property. Adding further to this home, we have a garage and parking space to the left hand-side.



- Modern semi-detached property
- Three bedrooms
- Enclosed rear garden
- Modern fitted kitchen with integrated appliances
- Stylish modern bathroom and en-suite to master
- Gas central heating
- Garage and off street parking
- No pets allowed
- Available mid-April
- EPC rating B. Council tax band D

The very first house as you come onto this wonderful new development. This home on Dawson Avenue is well-appointed and ticks all the boxes. Not only do we have a three-bedroom, two bathroom semi-detached property, we have a garage and parking space off to the left hand-side. Entering the property, you are greeted by a long hallway that looks straight through the lounge and out to the garden.

To the right of the hallway is a downstairs cloakroom, to the left is a stunning kitchen / diner and to the end of the hall is the 16ft living room with French doors out to the rear garden. Moving upstairs there are two double bedrooms both benefiting from fitted wardrobes and one with an en-suite shower room. There is then the third single bedroom and stylish family bathroom at either ends of the hall. Available Mid-April so enquire now to book in an appointment!

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 £402.73. 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 £1,610.92. For more information, please contact the office.

### **Additional Information:**

### **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 supply

Electric: Mains supply:

Drainage: Mains supply

Flood risk: Low risk

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Council Tax Band: Band D

Council tax payable: £207.68 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.

### **Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

### **Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.

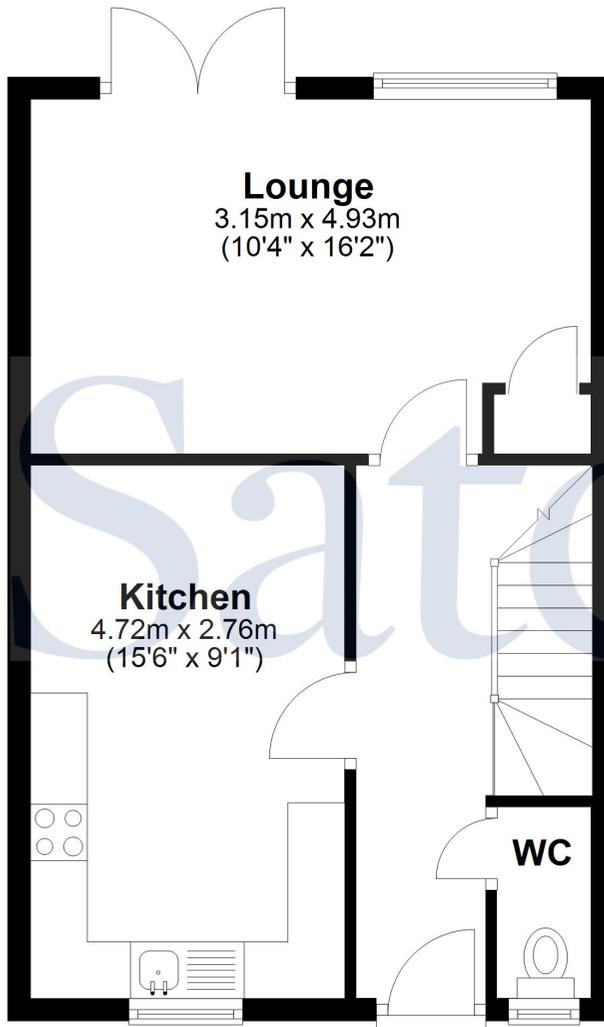




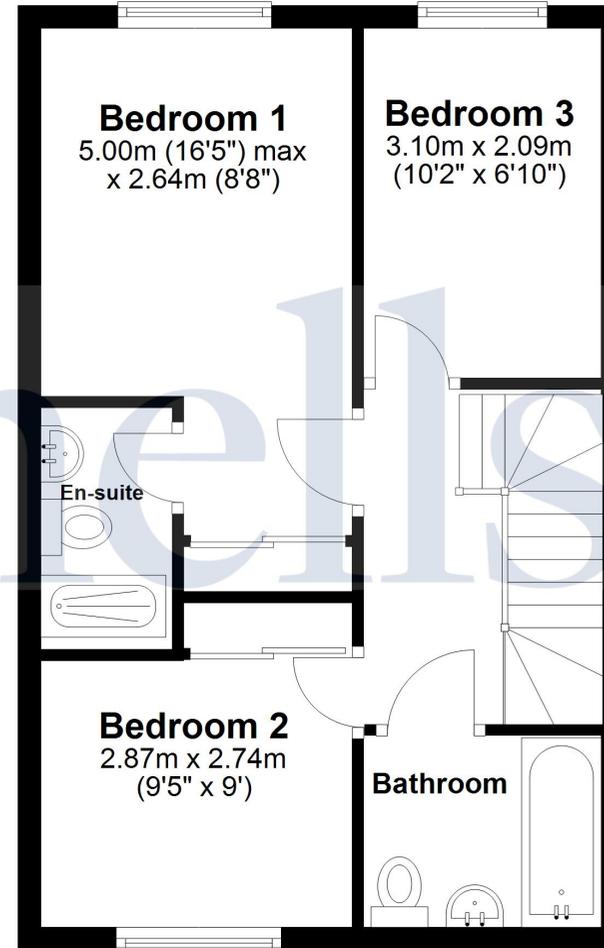
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.