

# ~ Residential Lettings ~

2 Marlands  
Sawbridgeworth  
Herts  
CM21 9DP



- Two Bedroom House
- Rear Garden
- Parking

- Close To Town Centre
- Unfurnished
- Available Now

**Rent £1395 pcm**

"The Old Post Office" • 4-6 Church Street • Sawbridgeworth • Herts • CM21 9AB

Telephone: 01279 60901

Fax: 01279 600321

Email: [rentals@wright-co.co.uk](mailto:rentals@wright-co.co.uk)

Web Site: [www.wright-co.co.uk](http://www.wright-co.co.uk)

# 2 Marlands

## Sawbridgeworth

**Folio: T13095** – A well-presented, newly redecorated, two bedroom family home, situated in the popular location of Marlands. Just a 10-minute walk from, the town centre, the property benefits from having a large living / dining room, and modern kitchen. Upstairs you have 2 double-bedrooms, and a modern shower-room. Outside the property enjoys a good size rear garden. Parking. Unfurnished. Available Now.

### Entrance Hall

With double glazed UPVC front door, carpeted stairs rising to first floor, large storage cupboard housing under counter freezer, double panelled radiator, fitted carpet, opening to:

### Kitchen

9ft10 x 8ft8 with inset single bowl single drainer sink with cupboards beneath, fitted in a range of matching base and eye level units with a rolled edge worktop over, 4-ring gas hob, extractor fan, stainless steel splashback, built-in oven and grill, integrated washing machine, integrated fridge, double glazed windows to side, spotlighting to ceiling, tiled flooring

### Large Living/Dining Room

15ft10 x 14ft11 with an electric feature fireplace with raised hearth, double glazed windows and doors leading to rear garden, double panelled radiator, telephone point, TV point, understairs storage cupboard, fitted carpet

### First Floor Landing

With storage cupboard, access to loft, fitted carpet

### Bedroom 1

14ft11 x 10ft3 (max) with an array of built-in wardrobes, double panelled radiator, coving to ceiling,

fitted carpet

### Bedroom 2

11ft10 x 8ft11 with double glazed windows to side, double panelled radiator, fitted wardrobes, fitted carpet

### Shower Room

With a double tray walk-in shower cubicle with glass screen, flush wc, wash hand basin with cupboards beneath, wall mounted heated towel rail, fully tiled walls, spotlighting to ceiling, tiled flooring

### Rear Garden

The property enjoys a good sized rear garden, which is enclosed by fencing.

### Local Authority:

East Herts Council  
Band C (£1809.89 2023/24)

### Viewing:

Strictly by appointment with WRIGHT & CO RENTALS

### Agent:

Open 7 days



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#### PERMITTED PAYMENTS

Holding Deposit equivalent to one weeks rent. First month's rent, damage deposit equal to 5 weeks rent. We are members of Property Marks Client Money Protection Scheme and redress can be sought through Property Mark.

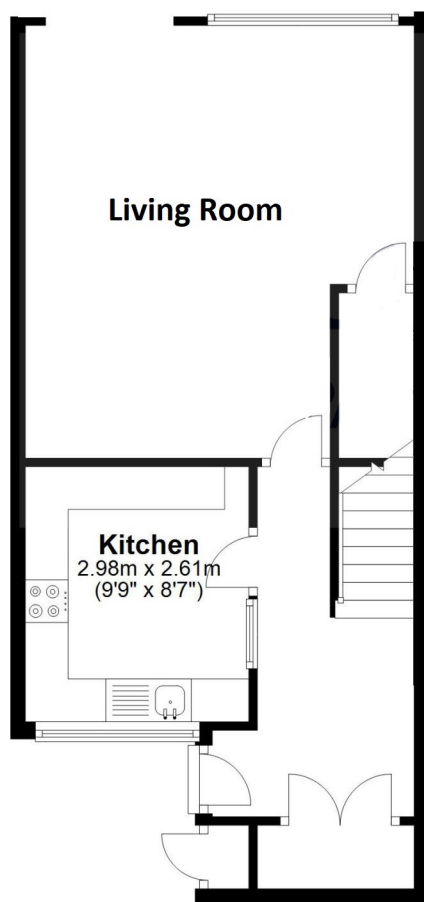


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Notes:

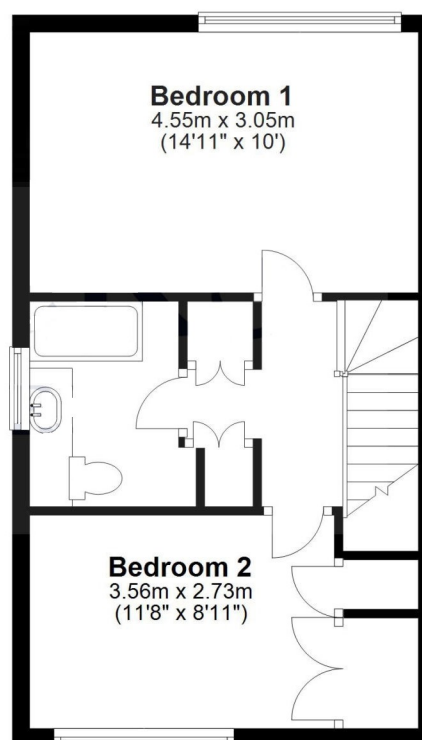
## Ground Floor

Approx. 51.0 sq. metres (549.1 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



NOTE: THESE DETAILS DO NOT FORM THE BASIS OF A CONTRACT OF SALE.

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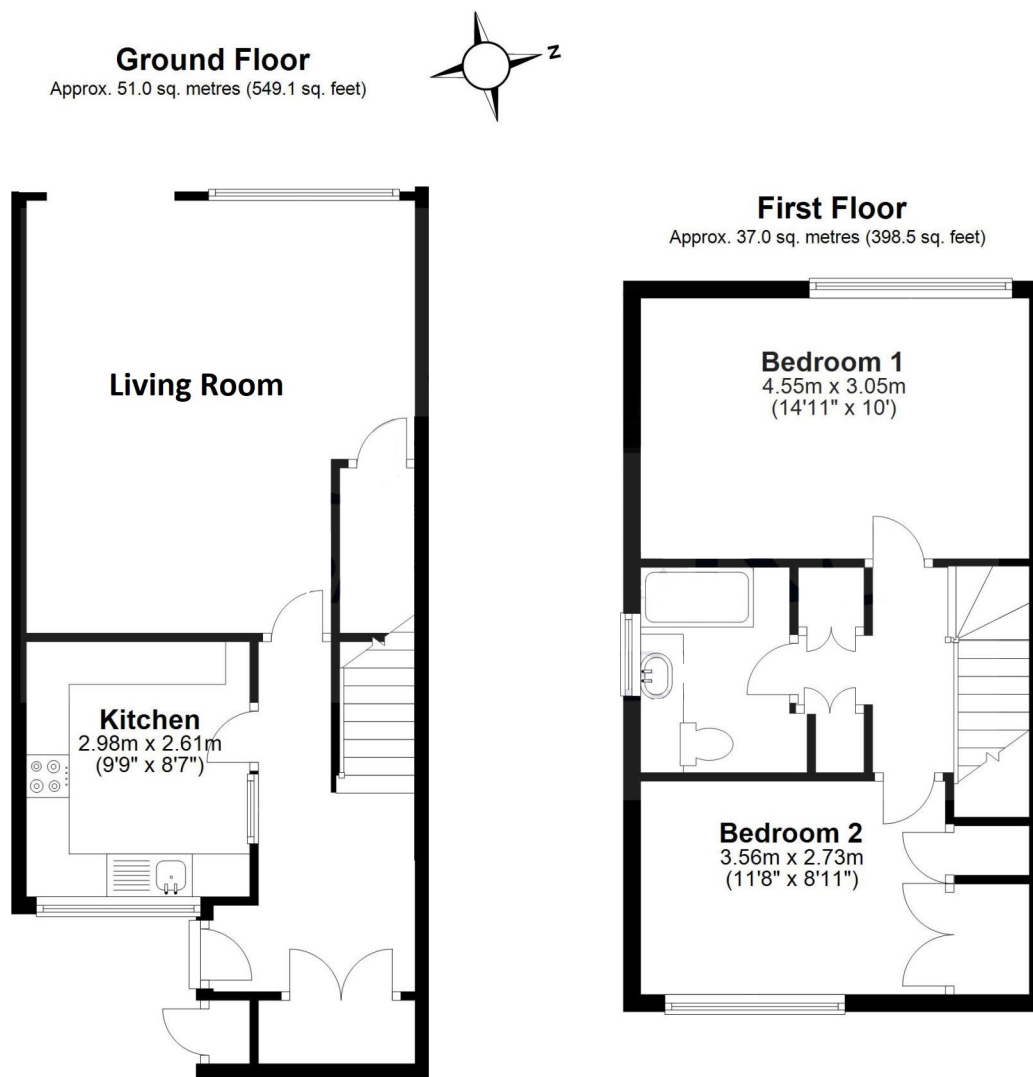
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