



TO LET

39 Bowmans Avenue, Hitchin, Hertfordshire, SG4 9QD

£1,250 PCM

CHANDLERS



## THE PROPERTY

Two Bedroom with garage and private garden first floor maisonette unfurnished with kitchen appliances. The property lays within walking distance of the station and provides a large main bedroom, bathroom with shower. Located in quiet cul de sac on a private estate. Convenient location for local schools and amenities. Available from Mid January. Council Tax band B, EPC D. Mains Gas, Electric and Water.

Chandlers do not charge tenant fees or require holding fees. We will require a deposit equivalent to 5 weeks rent.



- 2 Bedroom Maisonette
- Kitchen Appliances
- Gas Central Heating
- Double Glazing
- Private Rear Garden
- Available Mid January
- Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	78	67
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.