



REGENT  
ESTATES  
01442 877 878  
TO LET

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# GEORGE STREET, BERKHAMSTED

£1,550 PCM

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## ACCOMMODATION

UNDER OFFER A nicely presented two bedroom character terraced cottage located within the Conservation Area and within easy walking distance of the high street and train station. The property boasts a bright living room with gas stove, leading to the dining room and open plan fitted kitchen. Gas central heating. Lovely garden. Street parking. EPC Rating E. Council Tax Band D.

AVAILABLE MID JANUARY

Accommodation comprises: Entrance, living room, dining room with decorative fireplace, kitchen, downstairs shower/WC, upstairs offers a front double bedroom with decorative fireplace, rear double bedroom with large fitted wardrobes, and a family bathroom/WC with shower over bath.

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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141-143 High Street, Berkhamsted, Herts,  
HP4 3HH

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