



## Willowmead

, Hertford, SG14 2AT

**£1,600 PCM**



Two-bedroom terraced house located a short walk away from Hertford North train station and has brilliant access to the A414. The property comprises a spacious lounge with a feature fireplace, a modern kitchen with appliances including dishwasher, area for a small table & chairs and easy to maintain rear garden with rear access, shed with power and patio. The first-floor accommodation comprises two double bedrooms both of which have storage and a family bathroom with bath & shower facilities. Further benefits include two allocated parking spaces and well kept front garden.



Parking: 2 Allocated parking spaces

Conditions: N/A

Service: Managed

Tenancy Length: Periodic

DEPOSIT

Traditional 5-week deposit: £1,846.15

7 day Holding Deposit: £369.23

## REFERENCES

Please only enquire if you can pass the referencing criteria;

- Collective gross income: £48,000 PA
- No CCJ's, IVA's or history of bad credit
- Right to Rent in the UK
- Positive landlord reference (if applicable)
- Verified 12 months accounts (If self-employed)
- Please ensure you have the correct legal documentation for your Right To Rent check. EU & Non EU Citizens must provide a Share Code. British & Irish Citizens must provide a UK passport.

Please seek further advice on a 'self-employed' basis. Income must be UK based.

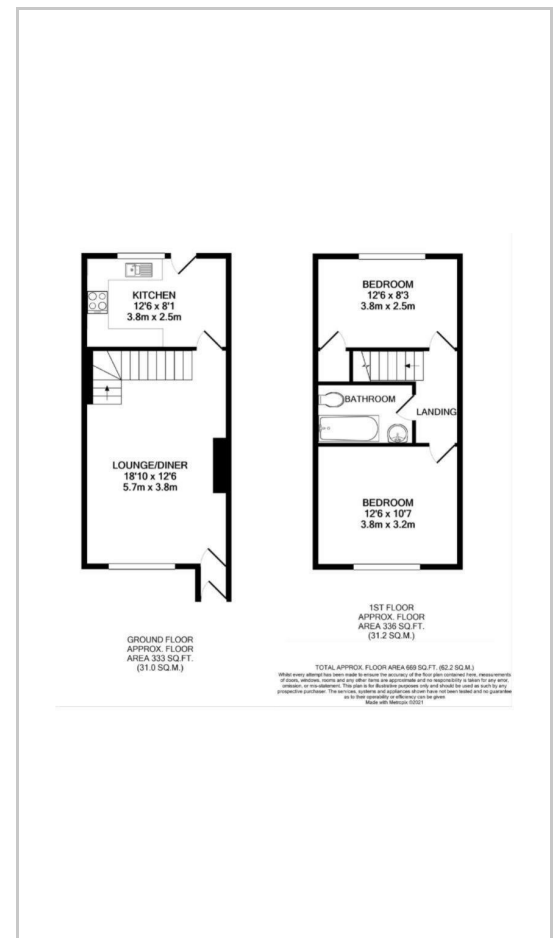
## Accreditations & Affiliations

- The Property Redress Scheme (PRS024650)
- Client Money Protection: Client Money Protect (CMP007035)
- The Guild of Lettings & Management (CF445)
- Buy with Confidence - Approved by Trading Standards (811/56201)
- National Residential Landlord Association (2004505)

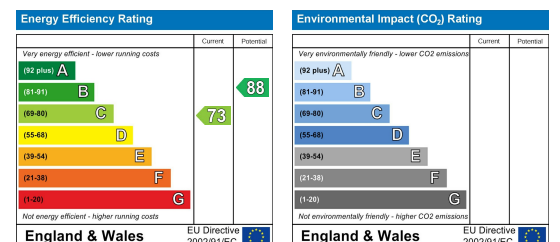
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.