

Frampton Road, Potters Bar, EN6 1JF



Price: £1,800.00 p.c.m.
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



*****AVAILABLE END OF NOVEMBER *****

We are delighted to offer to let this fabulous 2 bedroom end of terrace cottage situated in this delightful location. This property is let on an unfurnished basis and has 2 reception rooms, first floor bathroom and good size summer house/studio to the rear of the property.

- FABULOUS 2 BEDROOM HOME
- END OF TERRACE COTTAGE
- UNFURNISHED
- DELIGHTFUL LOCATION
- FIRST FLOOR BATHROOM
- 2 RECEPTION ROOMS
- SUMMERHOUSE/STUDIO
- LOW MAINTENANCE REAR GARDEN

Frampton Road, Potters Bar, EN6 1JF



**Price: £1,800.00 p.c.m.
Freehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

DESCRIPTION

We are delighted to offer to let this fabulous 2 bedroom end of terrace cottage situated in this delightful location. This property is let on an unfurnished basis and has 2 reception rooms, first floor bathroom and good size summer house/studio to the rear of the property.

ACCOMMODATION

LIVING ROOM
DINING ROOM
KITCHEN
2 BEDROOMS
FIRST FLOOR FAMILY BATHROOM
SUMMERHOUSE WITH EXTRA STORAGE CUPBOARDS
LOW MAINTENANCE REAR GARDEN

LOCATION

Frampton Road is a sought after turning off Hatfield Road (A1000) within Little Heath. Little Heath Primary School and Mount Grace Secondary School are within walking distance. The shops and mainline railway station (Kings Cross and Moorgate) are a short drive away as is the M25 and A1(M).

LOCAL AUTHORITY

Welwyn Hatfield Council

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band D.

Permitted payments are the monthly rent plus 5 weeks deposit and 2 weeks holding deposit required. Vanessa McCallum Estates is a member of the property Ombudsman. We outsource our rentals to W Property Solutions Ltd whose client money protection scheme is with NALS and is a SAFE agent.

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

- * One form of photographic identification (i.e. Passport, Photocard Driving Licence, National Identity Card)
- * A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

Frampton Road, Potters Bar, EN6 1JF



Price: £1,800.00 p.c.m.
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



Frampton Road, Potters Bar, EN6 1JF



Price: £1,800.00 p.c.m.
Freehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 994 sq ft – 92 sq m
Ground Floor Area 402 sq ft – 37 sq m
First Floor Area 359 sq ft – 33 sq m
Outbuilding Area 233 sq ft – 22 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

