



**mather
estates**
independent agents



Robin Cottage, The Pavillion, Jacks Hill, Graveley, Hitchin SG4 7EQ

Mather Estates welcomes to the market a one bedroom, unfurnished end-of-terrace bungalow, located within the picturesque, rural grounds of Jacks Hill Farm Estate in Graveley.

This unique property offers spacious accommodation, including a double bedroom, shower room, living/dining area and kitchen

£1,200 pcm



SUMMARY

Mather Estates welcomes to the market a one bedroom, unfurnished end-of-terrace bungalow, located within the picturesque, rural grounds of Jacks Hill Farm Estate in Graveley.

This unique property offers spacious accommodation, including a double bedroom, shower room, living/dining area and kitchen with appliances. The home also benefits from two walk-in storage rooms, providing ample storage space.

Externally, there is access to a large communal field, a designated clothes drying area, and convenient off-road parking.

Initial contract length is 6 months minimum. Water, gas and Electric are charged monthly to each property on site.

Council tax is included- tenants will not be able to register for voting.

A holding deposit of one weeks rent £276.92 is required upon acceptance of an application and refundable on the first months rent.

Security deposit total- £1,384.61.

ENTRANCE HALL

Doors Leading to;

BEDROOM

Double glazed window to front aspect, tiled flooring, radiator.

SHOWER ROOM

Two frosted effect double glazed windows to side of property, tiled walls and floor, White shower room suite comprising of enclosed shower, washing machine, vanity wash hand basin with mixer tap, towel holder radiator and WC.

KITCHEN

Fitted with a range of cream wall and base units, complementary wood effect work surface with inset bowl sink drainer and mixer tap, complementary tile splashback, 4 burner Gas hob, electric Oven built under with integrated extractor hood over. Fridge and Freezer, boiler, double glazed window to side of property.

STORAGE

Two walk in storage cupboards, tiled flooring, two frosted effect windows to side of property.

LIVING/DINING AREA

Double glazed window to rear of property, tiled flooring, two radiators.

OUTSIDE

Off road parking, large communal field, rear of property drying clothes area.

DISCLAIMER

Disclaimer - Mather Estates Stevenage for themselves and for the Landlord of the property, who as agents they are to give notice that: (a) these particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (b) no person in the employment of Mather Estates has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice.

Measurements provided are taken from the Agent and must be used as a guide and for any inaccuracies we cannot be accountable for. It is our suggestion you speak to your legal team.

