



PUTTERILLS

est. 1992

**£1,400 Per
Calendar Month**

Berington, SG2 7LP

PROPERTY SUMMARY

Nestled on the charming Walkern Road in Benington, this delightful semi detached house offers a perfect blend of modern living and comfort. The property spans an impressive 787 square feet, providing ample space for both relaxation and entertaining.

Upon entering, you are welcomed into a well-appointed reception room, ideal for hosting guests or enjoying quiet evenings at home. The house features two bedrooms with fitted wardrobe space, each designed to create a peaceful retreat. The layout is thoughtfully arranged to maximise space and light, making it a warm and inviting environment.

The property includes a contemporary bathroom, equipped with modern fixtures to cater to your daily needs. The kitchen area is functional and well-designed, providing a practical space for culinary pursuits.

For those with a vehicle, the property offers convenient parking for one car, ensuring ease of access. The location on Walkern Road is not only picturesque but also provides a sense of community, making it an ideal choice for families or individuals seeking a tranquil lifestyle.

This semi detached house is a wonderful opportunity for anyone looking to settle in a lovely area with modern amenities.

2



1

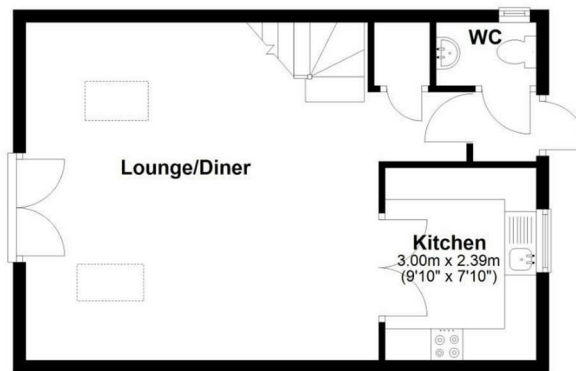


1

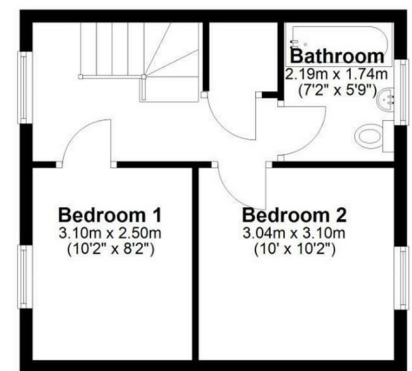




Ground Floor
Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 sq. feet)



LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

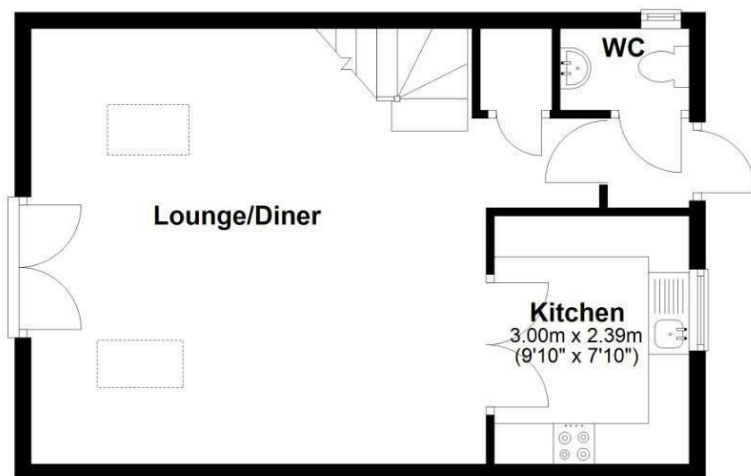
D

VIEWINGS

By prior appointment only

Ground Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.0 sq. feet)

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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

Hill House 1 St Albans Road
Codicote
SG4 8UT

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk