



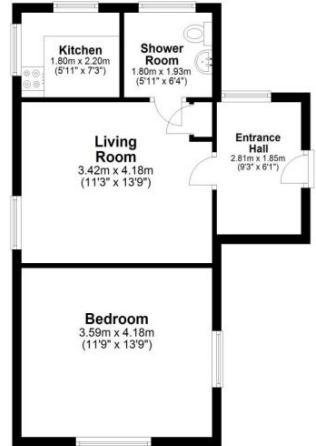
North Hall Farm
SG8 7PZ

£900 Monthly

abode



Ground Floor
Approx. 43.2 sq. metres (465.3 sq. feet)



Total area: approx. 43.2 sq. metres (465.3 sq. feet)

01763259888

Abode are happy to offer this one bedroom cottage on North Hall Farm, Heydon, near Royston. The property is located on a working granary farm and benefits from beautiful country views. The cottage comprises of kitchen, living room, double bedroom, and bathroom. Available to rent furnished immediately. We are afraid that no dogs or cats are allowed. The property further benefits from offroad parking for one car. Water and sewerage are charged by the landlord at a rate of £58 per calendar month. Please contact Abode to arrange viewings today.

Bathroom (Ground Floor) 1.93m (6'4") x 1.80m (5'11")

A wet shower room three piece suite comprising shower, WC, and basin. Window to side aspect.

Bedroom (Ground Floor) 3.59m (11'10") x 4.18m (13'9")

With windows to front and side aspects.

Entrance Hallway (Ground Floor) 1.85m (6'1") x 2.81m (9'3")

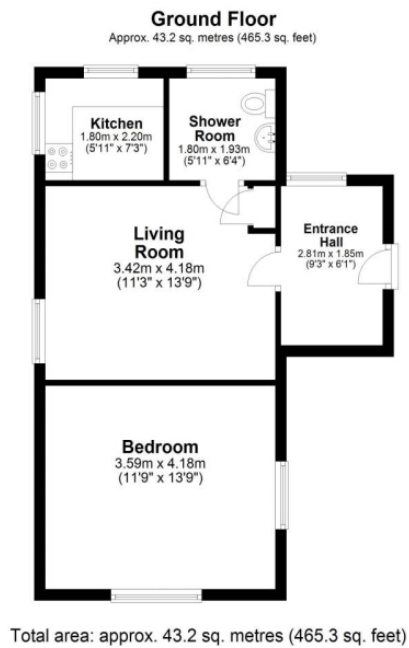
With window to side aspect.

Kitchen (Ground Floor) 2.20m (7'3") x 1.82m (6'0")

With electric oven, hobs, and washing machine, windows to front and side aspect with countryside views.

Living Room (Ground Floor) 3.42m (11'3") x 4.18m (13'9")

With window to rear aspect overlooking open countryside.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	