



## 67 Trinity Lane, Waltham Cross, EN8 7EL

- Mid terrace
- En-suite
- Gas central heating
- Off street parking
- First floor bathroom

A three bedroom mid terrace property which is laid out over three floors. The property benefits from a first floor bathroom, ensuite to master bedroom in loft, lounge/diner, Off street parking and is within walking distance to Theobalds Rail Station.

THE GARAGE AND SHED ARE NOT INCLUDED IN THE LET

COUNCIL TAX BAND D

Tenant Requirements:

This property requires a household income of £60,000 per year+

# £2,000 PCM

Door Toi

Hallway

Lounge/Diner

20' 11 x 15'4 narrowing to 12'7 (6.10m 3.35m x 4.67m narrowing to 3.84m)

Kitchen

14'4 x 8'11 (4.37m x 2.72m)

First Floor Landing

Bedroom

10'7 x 7'0 to fitted wardrobes (3.23m x 2.13m to fitted wardrobes)

Bedroom

9'11 x 9'2 (3.02m x 2.79m)

Bathroom

Second Floor Landjing

Master Bedroom

15'3 x 8'11 opening to 10'7 (4.65m x 2.72m opening to 3.23m) Restricted head height

En-suite Shower Room

Front

Off street parking

Rear

Laid lawn and patio area. SHED & GARAGE NOT INCULDED

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

