



# 47, Havelock Road

Biggleswade,  
Bedfordshire, SG18 0DH  
£1,525 pcm

country  
properties

A three bedroom semi detached property comprising of entrance hall, cloakroom, kitchen, lounge, three bedrooms with an en-suite to the master bedroom, family bathroom, rear garden and garage. Google maps advise that the train station is 0.6 miles and a 14 minute walk from the property EPC Rating C. Council Tax Band C. Sorry no pets. Available early July. Holding fee £351.92. Deposit £1,759.62.

- Three Bedrooms
- En-suite to Master Bedroom
- EPC Rating C
- Council Tax Band C
- Holding Fee £351.92
- Deposit £1,759.62

### Front of Property

Enclosed by metal railings. Gas and Electric meters. Outside light. Wooden gate to rear access. Wooden door into:-

### Entrance Hall

Laminate flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm. Heating control thermostat. Wooden doors to all rooms.

### Cloakroom

Laminate flooring. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin. Wall mounted heated towel radiator.

### Kitchen

11' 09" x 7' 08" (3.58m x 2.34m) Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding washing machine. Freestanding fridge. Freestanding freezer. Wall mounted gas boiler. CO alarm. Wall mounted fire blanket. Wall mounted heating and hot water control panel.

### Lounge

16' 09" x 14' 06" x Narrowing To 11'04" (5.11m x 4.42m x Narrowing To 3.45m) Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed sliding door to rear garden. UPVC double glazed window to rear aspect. Two telephone sockets. TV aerial point. Virgin Media box. Wooden door to understairs storage cupboard with shelf.

### Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed window to side aspect. Smoke alarm. Radiator. Wooden door to airing cupboard housing hot water tank with shelving.

### Bedroom One

11' 01" x 9' 06" (3.38m x 2.90m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Built in wardrobes. Telephone socket. Virgin Media box.



## En-Suite

Laminate flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Low level WC. Wash hand basin with vanity unit. Shower cubicle. Ceiling mounted extractor fan. Wall mounted heated towel radiator. Shaver socket. Wall mounted wooden shelving unit.

## Bathroom

8' 0" x 4' 10" (2.44m x 1.47m) Laminate flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Shaver socket.

## Bedroom Two

11' 10" x 8' 0" (3.61m x 2.44m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Loft hatch (Not To Be Used).

## Bedroom Three

8' 10" x 6' 03" (2.69m x 1.91m) Carpeted. Wooden skirting boards. Radiator with radiator cover. UPVC double glazed window to rear aspect.

## Rear Garden

Wooden gate to parking. Fully enclosed with wooden fencing. Patio area. Mainly laid to gravel and shingle. Outside light.

## Garage

Up and over door. Power and lighting.

## External

There is one allocated parking space for the property.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/ Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation. Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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