



118, Sun Street

Biggleswade,
Bedfordshire, SG18 0BZ

£775 pcm

Tenant's Fees (Incl.VAT): Admin: £180 per tenancy. Referencing: £75 per person over age of 18yrs. Holding fee: One month's rent payable after satisfactory referencing (becomes first months rent) Deposit: 1.5 months rent (payable at start of tenancy) Check out fee: £108 - £198 depending on size of property (payable at end of tenancy).

COUNTRY PROPERTIES
PART OF HUNTERS

This two bedroom end of terrace property is situated within walking distance of the town centre and train station. The property offers entrance hall, lounge, kitchen/diner, two bedrooms, family bathroom, rear garden and communal parking. 6 - 12 month tenancy. No pets/non smokers/no guarantors. Available end of May.

- END OF TERRACE
- TWO BEDROOMS
- LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM
- REAR GARDEN
- 6 - 12 MONTH TENANCY
- NO PETS/NON SMOKERS/NO GUARANTORS
- AVAILABLE END OF MAY

Ground Floor

Panelled Entrance Door To:-

Entrance Hall

Radiator. Fuse box. Telephone point.
Panelled door to:-

Lounge

14' 9" x 12' 6" (4.50m x 3.81m)
Upvc double glazed window to front.
Radiator. TV and two telephone points.
Stairs to first floor accommodation. Doorway to:-

Kitchen/Diner

13' 2" x 10' 3" (4.01m x 3.12m)
Fitted kitchen with a range of wall and base level units with work surfaces over. Single bowl sink unit. Integrated oven and hob with extractor over. Integrated dishwasher. Freestanding washing machine, fridge and freezer. Space for tumble dryer. Concealed wall mounted boiler. Upvc double glazed window to rear. Upvc double glazed door to rear.

First Floor

Landing

Ceiling hatch to loft space. Fitted airing cupboard. Panelled doors to:-

Bedroom One

13' 2" x 9' 4" (4.01m x 2.84m)
Radiator. Telephone point. Upvc double glazed window to front.

Bedroom Two

13' 2" x 7' 4" (4.01m x 2.24m)
Twin Upvc double glazed window to rear.
Radiator.



Bathroom

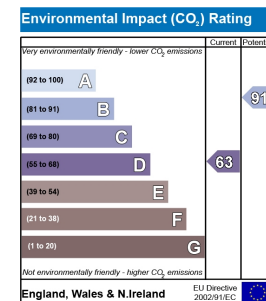
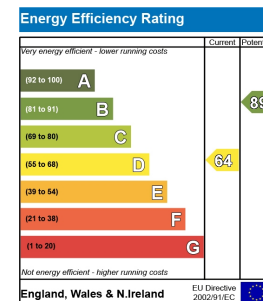
With a suite comprising of a close coupled WC. Pedestal wash hand basin. Bath with shower attachment. Part tiled walls. Radiator. Shaver point. Upvc double glazed window to side.

Outside

Rear Garden

Paved patio. Lawn area. Panelled shed. Gate to side. Communal parking.





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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www.country-properties.co.uk

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