



9, Longfield Road
Sandy,
Bedfordshire, SG19 1LJ
£1,000 pcm



Two double bedroom End of Terrace Victorian Character home is situated within walking distance to Sandy's Town Centre and Train Station. Benefits include 2 double bedrooms, lounge, dining room, modern kitchen and family bathroom, rear garden with hard-standing area offering off road parking. Sorry no pets are permitted. Available now. EPC rating D. Council tax band B.

- Available Now
- Two Double Bedrooms
- Rear Garden
- EPC Rating D
- Council Tax Band B
- Lounge & Dining Room

Ground Floor

Entrance Into:-

Lounge

11' 11" x 10' 8" (3.63m x 3.25m)

Double glazed frosted door to front aspect. Upvc double glazed window to front aspect. Radiator. Built-in storage cupboard housing fuse box.

Dining Room

12' 0" x 11' 2" (3.66m x 3.40m)

Upvc double glazed window to rear aspect. Radiator. Stairs rising to first floor accommodation with under stairs storage cupboard.

Kitchen

9' 10" x 6' 5" (3.00m x 1.96m)

Modern black and cream kitchen fitted with eye and base level units with roll top work surfaces over. Sink and drainer unit. Built-in electric hob with stainless steel extractor over and stainless steel splash back. Built-in electric oven. Plumbing for washing machine. Porcelain tiled flooring. Upvc double glazed window to side aspect. Upvc double glazed frosted door to side aspect.

Family Bathroom

6' 9" x 4' 1" (2.06m x 1.24m)

Modern re-fitted white 3 piece suite comprising of panelled bath with mixer tap and shower attachment over. Low level WC. Wash hand basin with built-in under cupboard. Radiator. Fully ceramic tiled walls. Porcelain tiled flooring. Upvc double glazed frosted window to side aspect.

First Floor

Landing

Doors to:-

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

Upvc double glazed window to front aspect. Radiator.



Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Upvc double glazed window to rear aspect.

Radiator. Built-in storage cupboard housing gas fired combi boiler and built-in shelving.

Outside

Front

Stoned area with concrete pathway leading to front entrance. Storm porch over front entrance. Rear access.

Rear Garden

Laid to lawn with hard-standing area. Wooden fence surrounding.

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 terminate 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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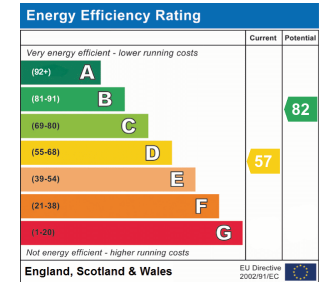


1ST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 604 SQ.FT. (56.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

