



165, Hitchin Street

Biggleswade,
Bedfordshire, SG18 8BP
£1,550 pcm

country
properties

Country Properties are delighted to offer this three bedroom semi-detached property. The property benefits from a downstairs cloakroom, lounge, kitchen/dining room, conservatory, three bedrooms, bathroom, rear garden, garage and driveway. Available Mid March. Council tax band C. EPC rating C. Holding Fee £357.69. Deposit £1,788.46.

- Three bedrooms
- Garage and Off Road Parking
- EPC Rating C
- Council Tax Band C
- Holding Fee £357.69
- Deposit £1,788.46

Ground Floor

Entrance

Wooden skirting boards. Radiator. Fuse box. Vinyl flooring. Wooden doors to:-

WC

Wooden skirting boards. Vinyl flooring. uPVC double glazed obscure window to side. Radiator. Wash hand basin with vanity unit. WC.

Lounge

18' 4" x 10' 9" (5.59m x 3.28m) narrowing to 15' 10" x 10' 9" (4.83m x 3.28m)

Wooden skirting boards. Carpeted. uPVC double glazed bay window to front. Radiator. Heating thermostat. Smoke alarm. 2 telephone sockets. TV aerial point. NTL box. Archway to:-

Kitchen

14' 10" x 8' 0" (4.52m x 2.44m)

Wooden skirting boards. Vinyl flooring. Wall and base units with work surfaces over. Freestanding fridge/freezer, dishwasher and washing machine. Built-in oven, grill and hob with extractor over. Sink with mixer tap. Boiler. Radiator. uPVC double glazed window to rear. uPVC double glazed doors into:-

Conservatory

13' 0" x 7' 3" (3.96m x 2.21m)

Electric heater. Carpeted. Wooden skirting boards. uPVC double glazed windows to rear and both sides. uPVC double glazed door opening to rear garden.

Stairs To Landing

Wooden skirting boards. Carpeted. uPVC double glazed window to side. Loft hatch (not to be used) Smoke alarm. Radiator. Built-in cupboard to storage with shelving. Wooden doors to:-

Bedroom One

12' 1" x 8' 6" (3.68m x 2.59m)

Wooden skirting boards. Carpeted. Radiator. Double wooden doors to built-in wardrobe. uPVC double glazed window to rear.



Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

Wooden skirting boards. Carpeted. Radiator. Double wooden doors to built-in wardrobes. uPVC double glazed window to front.

Bedroom Three

8' 2" x 6' 2" (2.49m x 1.88m)

Wooden skirting boards. Carpeted. Radiator. uPVC double glazed window to rear.

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Tiled flooring. uPVC double glazed obscure window to front. Ceiling mounted extractor fan. WC. Wash hand basin with vanity unit. Bath with electric shower. Wall mounted heated towel rail.

Outside

Front

Laid to lawn. Pathway leading to uPVC double glazed front door. Wooden side gate to rear garden. Outside light. Flower bed. Porch over front door.

Rear Garden

Laid to lawn. Patio area and pathway. Shrubs and plants to borders. Pathway leading to side gate. Outside tap. Satellite dish. Fully enclosed.

Garage

Up and over door. Wooden personal door to side. Concrete floor. Power and light.

Parking

1 parking space to front of garage.

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.

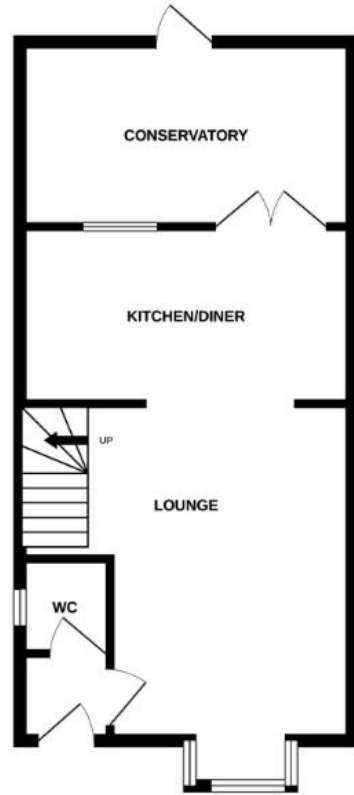
Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO)

Redress Scheme. Membership number D00609.

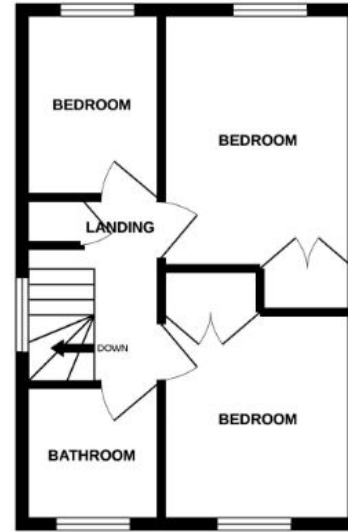
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GROUND FLOOR
43.9 sq.m. (472 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 75.5 sq.m. (813 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the figures 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.
Made with Floorplan 100002.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	87
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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www.country-properties.co.uk

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