



# 91-92, Broom Road

Stanford, Biggleswade,  
Bedfordshire, SG18 9JE  
£2,000 pcm

country  
properties

A recently refurbished three double bedroom semi-detached house comprising of two reception rooms, kitchen, cloakroom, three double bedrooms with an en-suite to the master bedroom, family bathroom, rear garden with outbuildings and parking for up to four vehicles. Available Immediately. EPC Rating D. Council Tax Band D. Deposit £2,000.00.

- Semi Detached House
- Three Double Bedrooms
- EPC Rating D
- Council Tax Band D
- Deposit £2,000.00
- Outbuildings

### Front External

Gravel pathway with soil borders leading to brick front porch with two archways and wooden trellis to front door.

### Lounge

19' 8" x 13' 6" (5.99m x 4.11m)

Carpeted. Wooden skirting boards. Wall mounted radiator. Solid fuel stove. Single glazed wooden window.

### Dining Room

16' 1" x 13' 6" (4.90m x 4.11m)

Terracota tiled flooring. Wooden skirting boards. Tiled fire place housing wood burner. Single glazed window. TV aerial point.

### Kitchen

11' 6" x 11' 3" (3.51m x 3.43m)

Karndean flooring. Wooden skirting boards. Wall and base units with wood effect work surfaces over. White ceramic sink and drainer with chrome effect swan neck tap over. Space for cooker. Space for washing machine. Space for dishwasher. Space for fridge/freezer. Single glazed wooden window. Inset ceiling spot lights.

### Stairs and Landing

Carpeted throughout.

### Bedroom One

16' 1" x 14' 3" (4.90m x 4.34m)

Carpeted. Wooden skirting boards. Radiator. TV aerial point. Single glazed wooden window.

### En-Suite

Karndean flooring. Wooden skirting board. Low level WC. Wall mounted basin with chrome effect tap and tiled splash back. Walk in shower cubical with wall mounted chrome effect waterfall shower with additional chrome effect small shower head attachment. Full length glass shower screen. Ceiling mounted extractor fan. Velux window.

### Bedroom Two

14' 0" x 13' 8" (4.27m x 4.17m)

Carpeted. Wooden skirting boards. Single glazed wooden window.



## Bedroom Three

12' 5" x 12' 0" (3.78m x 3.66m)

Carpeted. Wooden skirting boards. Single glazed wooden window.

## Bathroom

8' 2" x 3' 9" (2.49m x 1.14m)

Karndean flooring. Wooden skirting boards. Low level WC. Bath with chrome effect shower attachment. Wall mounted electric shower with riser rail holding shower head. Wall mounted basin with chrome effect taps over and splash back. Velux window.

## Rear Garden

Gravel with brick built outbuildings with is further storage buildings on the property. Parking for three to four vehicles. Post and rail style wooden fencing.

## Agent Notes

Please note Country Properties are advertising this property on behalf of The Southill Estate, your details will be passed onto the Southill Estate for them to contact you to arrange a viewing.

## Agency Fees

One month's deposit - £2,000. Term- the property will be available on an Assured Periodic Tenancy.





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](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties