



2, Venus Avenue

Biggleswade,
Bedfordshire, SG18 8FJ
£1,490 pcm

country
properties

A well presented three bedroom end of terrace property comprising of entrance hall, lounge, kitchen/diner, cloakroom, three bedrooms, en-suite to master bedroom, family bathroom, garden and off road parking for two cars. Available mid September. Council Tax Band D. EPC Rating C. Holding Fee £343.85. Deposit £1,719.23.

- Three Bedrooms
- Council Tax Band D
- EPC Rating C
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Front

Laid to lawn with block paved pathway leading to front door. Storm porch over entrance. Metal fence surrounding.

Entrance Hall

Double glazed obscured door to front aspect. Radiator. Inset spotlights. Karndean flooring.

Cloakroom

Low level WC. Wash hand basin with ceramic tiled splash back. Radiator. Karndean flooring. Inset spotlight. Extractor fan.

Lounge

15' 1" x 11' 4" (4.60m x 3.45m) UPVC double glazed window to front aspect. Two radiators. fuse box.

Inner Hallway

Radiator. Stairs rising to first floor.

Kitchen/Diner

14' 11" x 10' 9" NT x 8' 8" (4.55m x 3.28m NT x 2.64m) Wall and base units with work surface over. Built in gas hob with extractor over. Built in electric oven. Sink and drainer. Plumbing for washing machine. Space for fridge/freezer. Inset spotlights. Porcelain tiled flooring. Wall mounted boiler. Radiator. Two UPVC double glazed windows to rear aspect. UPVC double glazed french doors onto garden.

Bedroom One

11' 7" NT x 9' 8" x 10' 0" (3.53m NT x 2.95m x 3.05m) UPVC double glazed window to rear aspect. Radiator. Built in double wardrobe with hanging rail and shelving. Built in over stairs storage cupboard.

En-Suite

Walk in corner shower with ceramic tiled splash back walls and glass folding door surround. Low level WC. Wash hand basin with ceramic tiled splash back. Vinyl flooring. Inset spotlights. Heated towel radiator. Extractor fan. UPVC obscured double glazed window to rear aspect.

Bedroom Two

9' 7" x 7' 9" (2.92m x 2.36m) UPVC double glazed window to front aspect. Radiator.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m) UPVC double glazed window to front aspect. Radiator.



Family Bathroom

Panel enclosed bath with ceramic tiled splash back and electric shower over with glass screen. Low level WC. Wash hand basin with ceramic tiled splash back. Inset spotlights. Extractor fan. Heated towel radiator. Vinyl flooring. UPVC double glazed obscured window to side aspect.

Rear Garden

Laid to lawn. Block paved patio area. Pathway leading to rear access. Water butt. Water tap. Wooden shed. Wooden fence surrounding.

Parking

Off road parking for two cars.

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/

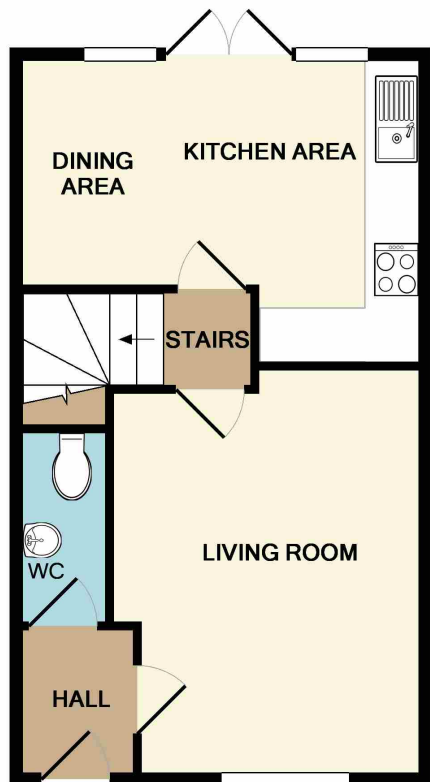
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

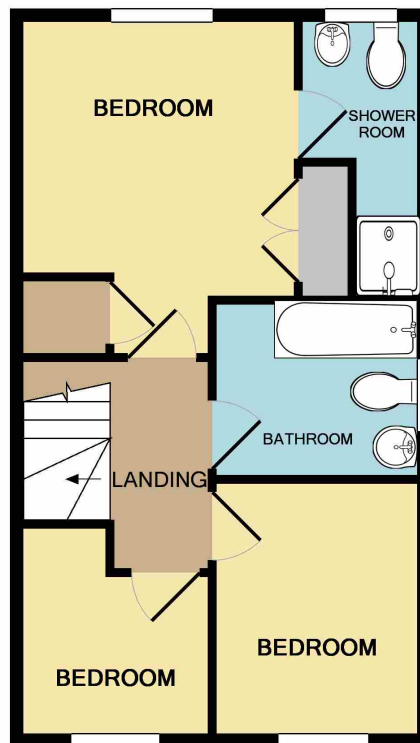
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 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

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