



37, Rose Lane

Biggleswade,  
Bedfordshire, SG18 0JT  
£1,295 pcm

country  
properties



Three bedroom terrace property located centrally in Biggleswade, close to all amenities. This property comprises of a lounge/diner, kitchen and bathroom to the ground floor and then three bedrooms on the first floor. Externally there is a courtyard garden which then leads on to the office and opens to a further garden which is mainly laid to lawn. EPC D. Council Tax Band B. Holding Fee £298.85. Deposit £1,494.23. Available Immediately.

- Three Bedrooms
- Walking Distance of Amenities
- Council Tax Band B
- Holding Fee £298.85
- Deposit £1,494.23
- Available Immediately

### Front Garden

Gravel. Wooden porch over front door. Wooden door into:

### Lounge/Diner

20' 01" x 10' 10" (6.12m x 3.30m)  
Wooden flooring. Wooden window to front. Wooden skirting boards. Radiator. Cast iron radiator. Fuse board. Hatch to Kitchen. Open fireplace. Telephone socket.

### Kitchen

8' 05" x 10' 01" (2.57m x 3.07m)  
Wall and base unite with work surface over. Butler sink with mixer tap. Wooden flooring. Wooden skirting boards. Built in oven and hob. Freestanding washing machine and fridge/freezer. Window to side. Boiler.

### Inner Hallway

2' 08" x 6' 08" (0.81m x 2.03m)  
Carpeted. Wooden skirting boards. Door to rear courtyard. Radiator. Door into bathroom.

### Bathroom

6' 11" x 6' 06" (2.11m x 1.98m)  
Vinyl flooring. Window to rear. Wooden skirting boards. Low level Wc. Wash hand basin. Bath with shower over.

### Stairs and Landing

Carpeted. Loft hatch (not to be used) Wooden door into.

### Bedroom One

11' 08" x 11' 0" (3.56m x 3.35m)  
Carpeted. Wooden skirting boards. Window to front. Radiator. Built in wardrobes. Wooden door.

### Bedroom Two

8' 01" x 8' 08" (2.46m x 2.64m)  
Carpeted. Wooden skirting boards. Radiator. Window to rear. Fitted shelves.

### Bedroom Three

3' 08" x 8' 07" (1.12m x 2.62m)  
Carpeted. Wooden skirting boards. Window to rear. Radiator. Fitted shelves. Wooden door.

### Courtyard Garden

Patio area. Gate to either side. Outside light. Wooden door to:

### Outside Office

9' 03" x 9' 06" (2.82m x 2.90m)  
Carpeted. Window to front. Fuse box. Power and light. Wooden door to:



## Rear Garden

Mainly laid to lawn. Patio area. Shrubs and plants.

## Brick Storage Shed

Concrete floor. Sockets. Window to rear.

## Agent Notes

### Parking:

Whilst there is no allocated parking with the property, you can apply for a permit at Rose Lane car park for approximately £169.00 per year.

## 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.

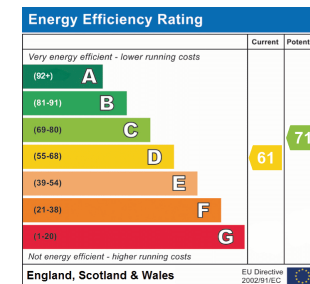
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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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## Viewing by appointment only

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