



105, Drove Road

Biggleswade,
Bedfordshire, SG18 0HW
£1,200 pcm

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properties

This two double bedroom Semi-Detached Cottage is situated along Drove Road in Biggleswade, just 0.7 miles from the town centre and train station. The property offers two reception rooms, modern fitted kitchen, modern ground floor bathroom suite, two double bedrooms and an approx. 50ft enclosed rear garden with gated access to front. EPC Rating D. Council Tax Band C. Available end of early June. Holding Fee £276.92. Deposit £1,384.62.

- SEMI-DETACHED COTTAGE
- 2 DOUBLE BEDROOMS
- EPC Rating D
- Council Tax Band C
- Holding Fee £276.92
- Deposit £1,384.62

Ground Floor

Entrance

Half glazed uPVC front door to:-

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to front aspect. Radiator. Reproduction wrought iron fireplace with granite tiled hearth. Wood laminate flooring. Door to lobby with stairs to first floor accommodation. Smoke detector. Door to:-

Dining Room

11' 11" x 10' 6" (3.63m x 3.20m)

Wood laminate flooring. Large under stairs storage cupboard. Alcove which was previously a fireplace. Radiator. Glazed door to garden. Open plan to:-

Kitchen

10' 6" x 5' 11" (3.20m x 1.80m)

Modern kitchen fitted with a range of white eye and base level units with wood effect work surfaces over. Sink and drainer unit with mixer tap. Built-in electric oven with ceramic hob and extractor hood over. Part tiled walls. Wood laminate flooring. Window to side aspect. Heat detector.

Bathroom

Ceramic tiled floor and part mosaic tiled walls. White suite comprising panelled bath with thermostatic shower over, pedestal wash hand basin and close coupled WC. 2 frosted windows. Wall mounted boiler. Chrome towel radiator.

First Floor

Landing

Ceiling hatch to loft space (not to be used). Smoke detector. Doors to:-

Bedroom One

11' 11" x 10' 3" (3.63m x 3.12m)

Fitted cupboard with shelf and hanging space. Original wrought iron fireplace. Radiator. Window to front aspect.

Bedroom Two

11' 11" x 10' 7" (3.63m x 3.23m)

Window to rear aspect. Radiator.



Outside

Front Of The Property

Gated walled garden with paved pathway and access to rear.

Rear Garden

Approximately 50ft. Gated side access. Paved patio leading to lawn area. Private and fully fenced.

Agents 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/

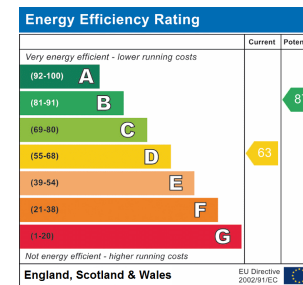
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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