



48, Rutherford Way

Biggleswade,
Bedfordshire, SG18 8GA
£1,900 pcm

country
properties

A four bedroom property comprising of entrance hall, cloakroom, kitchen/diner, lounge, four bedrooms, en-suite to master bedroom, family bathroom, rear garden, parking for two-three vehicles and garage. One small pet considered. Available early July. Google maps advise that the train station is 1 mile and a 22 minute walk from the property. Council Tax Band D. EPC Rating C.

- One Small Pet Considered
- Available Early July
- Council Tax Band D
- EPC Rating C
- Four Bedrooms
- Garage & Off Road Parking

Front Garden

UPVC double glazed front door. Outside light. Pathway leading to front door. Gas and electric meters. Soil borders with shrubs. Driveway. Parking for two to three cars. Garage. Wooden gate to rear.

Entrance Hall

Tiled flooring. Wooden skirting boards. Smoke alarm. Stairs rising to first floor. Radiator. Fuse box. Built in shoe rack. Wooden door to under stairs storage cupboard. Wooden door into:

Cloakroom

6' 01" x 3' 04" (1.85m x 1.02m) Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin. WC. Ceiling mounted extractor fan.

Kitchen/diner

13' 0" x 9' 1" (3.96m x 2.77m) Tiled flooring. Wooden skirting boards. UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Built in dishwasher. Built in washing machine. Built in fridge/freezer. Built in oven, grill and hob with extractor over. Ceiling mounted extractor fan. CO alarm.

Lounge

15' 11" x 13' 08" (4.85m x 4.17m) Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed window to rear aspect. UPVC patio doors to rear garden. TV aerial socket. Telephone socket.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Stairs rising to second floor. Smoke alarm. Wooden door to airing cupboard housing hot water tank.

Bedroom One

11' 0" x 5' 10" (3.35m x 1.78m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Telephone socket.

Bedroom Two

9' 10" x 11' 0" (3.00m x 3.35m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.



Bathroom

6' 07" x 5' 07" (2.01m x 1.70m) Tiled flooring. Wooden skirting boards. Radiator. WC. Wash hand basin. Bath with shower over. Wall mounted extractor fan.

Bedroom Three

9' 06" x 8' 09" (2.90m x 2.67m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Built in wardrobe and desk with storage over.

Second Stairs and Landing

Carpeted. Wooden skirting boards. smoke alarm.

Bedroom Four

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Velux window. Loft hatch (Not To Be Used). Built in wardrobes. Dressing area. Wooden doors into:

En-Suite

5' 0" x 6' 09" (1.52m x 2.06m) Tiled flooring. Wooden skirting boards. Radiator. Velux window. Wash hand basin. WC. Shower. Wall mounted extractor fan.

Rear Garden

Mainly laid to lawn. Decking area. Wooden gate to side access. Pathway leading to personnel door into garage. Outside light. Outside electric socket. Outside tap.

Garage

Up and over door. Power and light. Wooden ceiling beams. Fuse box.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	79	89
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

Viewing by appointment only

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