



# Bideford Green, Leighton Buzzard, Bedfordshire. LU7 2TN

- AVAILABLE NOW
- UNFURNISHED BASIS
- TWO BEDROOMS
- GROUND FLOOR MAISONETTE
- OWN GARDEN
- WALKING DISTANCE TO TRAIN STATION
- COMBINATION BOILER



## PROPERTY DESCRIPTION

Available now on an unfurnished basis; this two bedroom ground floor maisonette with own private garden. The property benefits from kitchen, lounge, bathroom and two bedrooms.

Bideford Court is a quiet Cul-de-sac location within Linslade which benefits from being within walking distance to lots of local amenities including:

Southcott lower school 0.2 Miles

Local Shop 0.2 Miles

Train Station 0.6 Miles

Town Centre 1.0 Miles



## ROOM DESCRIPTIONS

### ENTRANCE HALLWAY

Door leading to kitchen, bathroom and storage cupboard. Opening up into lounge.

### LOUNGE

5.71m x 3.6m (18' 9" x 11' 10") MAX

Window to front aspect. Radiator.

### KITCHEN

2.93m x 1.75m (9' 7" x 5' 9")

Fitted kitchen with range of wall and base units with worksurface over. Window to front aspect.

### BATHROOM

1.78m x 2.99m (5' 10" x 9' 10") MAX

Side panel bath, wash hand basin and w/c. Storage cupboard.

### BEDROOM ONE

4.80m x 2.9m (15' 9" x 9' 6") MAX

Double bedroom with window to the rear aspect. Radiator.

### BEDROOM TWO

2.11m x 3.8m (6' 11" x 12' 6")

Window to the rear aspect. Radiator.

### GARDEN

An enclosed garden mainly laid to lawn with path to the front door. Patio area.

### AGENTS NOTES

This property is available now; on an unfurnished basis.

The monthly rent is £1000pcm.

A holding deposit of £230.76 to secure the property is required when the rental is agreed.

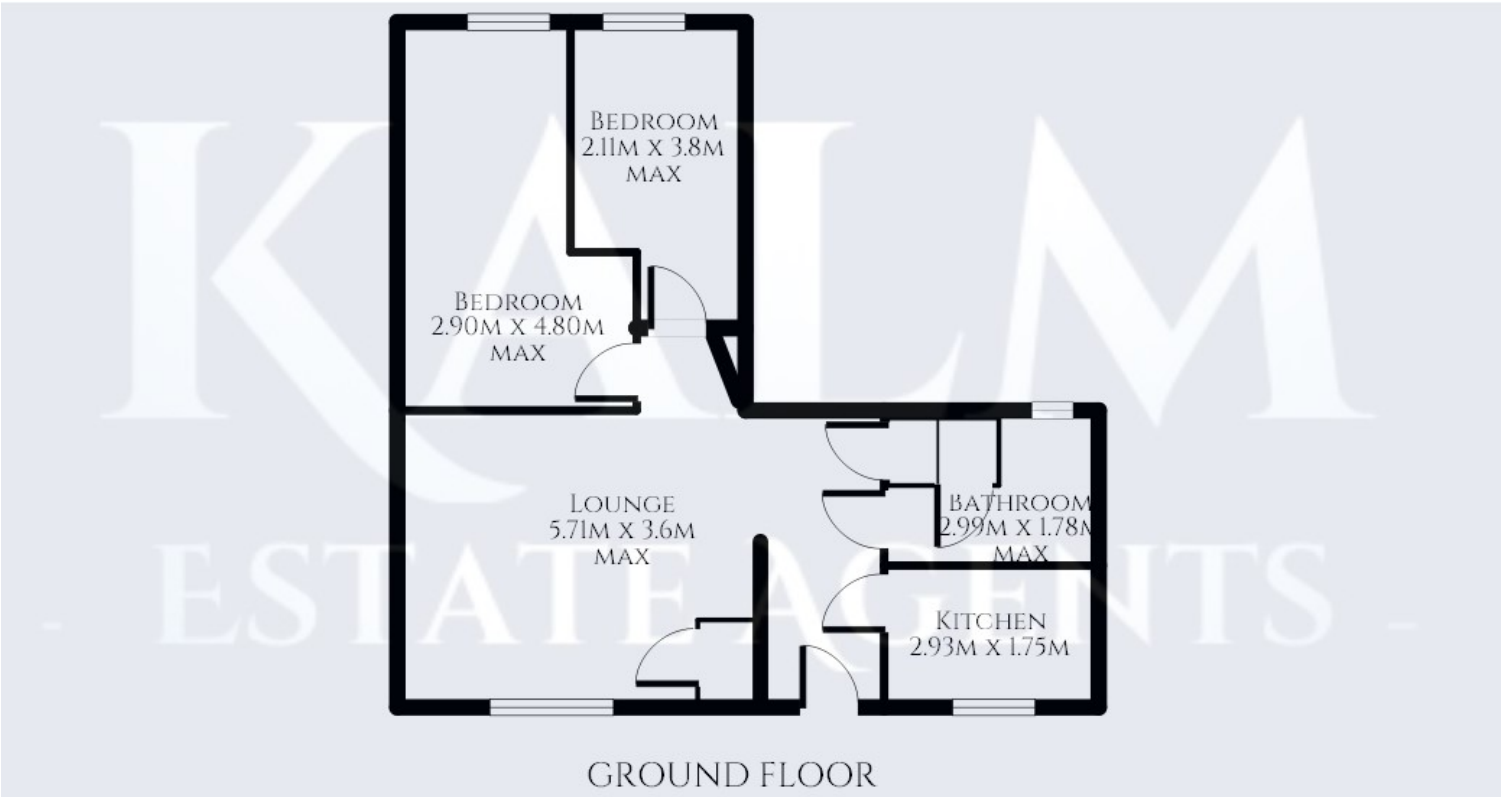
A total of five weeks deposit of £1153.80 will need to be paid on move in day, this will be

lodged with Tenancy Deposit Scheme. (Your holding deposit will be included into this cost)

To pass referencing you will need to earn over £30000 per year between applicants.

If a guarantor is required, one single guarantor will need to earn £36000 per year.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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