



Dickens Court, Biggleswade, Bedfordshire. SG18 8QE







## 1 Bedroom Cluster House

**£950 pcm**

### **Additional charges may apply**

A SUPERB one bedroom cluster home located in a quite cul-de-sac just a short walk from Biggleswade Train Station & Town Centre. This fantastic home has seen many improvements and is ready to be occupied immediately.

- ONE bedroom cluster home
- NEWLY redecorated throughout
- NEW carpets throughout
- Walking distance from mainline station
- Allocated parking space
- Available NOW!
- No pets allowed
- EPC Rating C

A fantastic ONE bedroom cluster home that has seen many improvements from a new kitchen to new carpets & decor throughout. You approach the property at the side and step into a small entrance hall that then opens out the the good sized lounge with the staircase leading to the first floor. To the back of the property under an arch is the new modern fitted kitchen with appliances. Heading back and up the stairs you are greeted by a landing with large sliding wardrobes, the modern three piece bathroom suite and the good sized bedroom with a built in cupboard over the stairs. All rooms have good sized windows so allow lots of natural light to come flooding in. Outside the property benefits from an allocated parking space. This wonderful home is available NOW!

This property is located only 0.4 Miles from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a 3-minute walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Council Tax Band - B

A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £218.61. This does then form part of your five week holding deposit meaning once all satisfactory references are passed you will then be required to pay £874.44. For more information please contact the office.



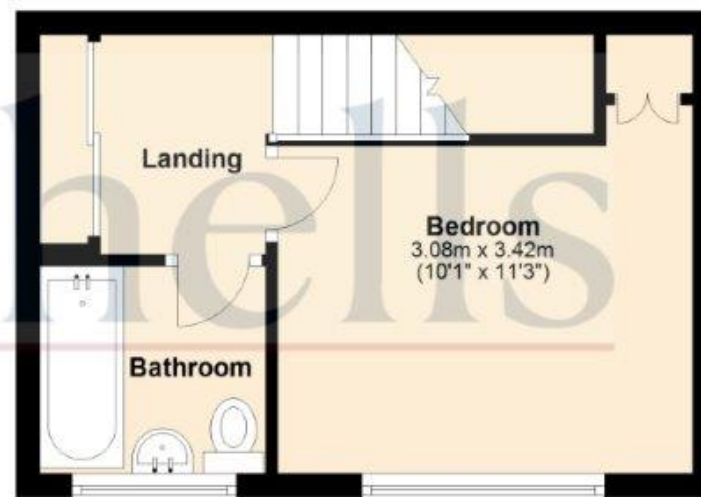
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to let, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



**Ground Floor**



**First Floor**



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.