



37b, Silver Street

Ashwell, Baldock,
Hertfordshire, SG7 5QH
£1,400 pcm

country
properties

A well presented two bedroom house in the sought after village of Ashwell. The property comprises of entrance hall, cloakroom, lounge, kitchen, two bedrooms with en-suite to master bedroom, family bathroom, mezzanine, terraced garden, garage with both power and light and benefits from electric underfloor heating to all rooms. Available Immediately. One small pet considered. Council tax Band E. EPC Rating D. Google maps advise that the train station is 2.2 miles and a 50 minute walk from the property.

- Two Bedrooms
- Garage
- Terrace Garden
- Council Tax Band E
- EPC Rating D
- Available Now

Entrance Hall

Wooden door into entrance hall. Coir mat. Tiled flooring. Wooden skirting boards. Stairs rising to first floor. Smoke alarm. Wooden double glazed window to front aspect. Wooden door to under stairs storage cupboard housing washing machine. Wooden door to:-

Cloakroom

Tiled flooring. Wooden skirting boards. Wash hand basin with vanity unit. Low level WC. Wall mounted mirror. Wall mounted extractor fan.

Lounge

Solid ash wood flooring. Wooden Skirting boards. Wooden double glazed window to front aspect. Two TV aerial points. BT telephone socket.

Kitchen

Solid ash wood flooring. Wooden skirting boards. Wall and base units with work surface over. Built in oven and hob with extractor over. Stainless steel sink and drainer. Smoke alarm. Ceiling mounted extractor fan. Integrated fridge.

Stairs and Landing

Solid ash wood flooring. Wooden skirting boards. Wooden door for access to the rear garden. Smoke alarm. Wooden door with stairs leading to second floor.

Bedroom Two

Solid ash wood flooring. Wooden skirting boards. Two wooden double glazed windows to front aspect. Wooden velux window.

Bedroom One

Solid ash wood flooring. Wooden skirting boards. Two wooden double glazed windows to front aspect. Wooden door to:-

En-Suite

Tiled flooring. Walk in shower. Wall mounted wash hand basin. Low level WC. Wall mounted shaver socket with light. Wall mounted mirror.

Family Bathroom

Tiled flooring. Wooden skirting boards. Low level WC. Bath with shower over. Wash hand basin with vanity unit under. Wall mounted mirror.



Stairs Leading to Second Floor Mezzanine

Solid ash wood flooring. Wall mounted electric heater. Two wooden double glazed windows to rear aspect. Smoke alarm. BT telephone socket. Wooden door to further storage area housing water tank with a wooden door providing access to the garden.

Garden

Concrete area. Steps leading up to garden. Lawn area. Barked area. Washing line. Mature tree and shrubs. Outside lights. Outside socket.

Garage

Open and over plastic wood effect door. Concrete flooring. Power and light.

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 terminate 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	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	56	
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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