



37, London Road

Biggleswade,
Bedfordshire, SG18 8ED
£1,950 pcm

country
properties

A four bedroom property comprising of front garden, entrance hall, two reception rooms, kitchen, cloakroom, four bedrooms with an en-suite to master bedroom, family bathroom, rear garden, garage and off road parking for several cars. The property is available immediately with an initial tenancy of 6 months. One small pet considered. Council Tax Band F. Holding Fee £450.00. Deposit £2,250.00.

- Four Bedrooms
- En-Suite and Family Bathroom
- Off Road Parking and Garage.
- One Small Pet Considered
- Available Immediately
- Council Tax Band F

Front Garden

Gravel driveway with off road parking for several cars. Double wooden doors to garage. Borders with shrubs and plants.

Front of Property

Brick porch leading to wooden front door:

Entrance Hall

Carpeted. Wooden skirting boards. Radiator. Stairs rising to first floor. Wooden doors to all rooms. Heating control thermostat.

Reception Room

14' 11" NT x 13' 09" x 17' 01" NT x 13' 11" (4.55m NT x 4.19m x 5.21m NT x 4.24m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed bay window to front aspect. Air conditioning unit. Fireplace. TV aerial point. Telephone socket.

Kitchen

16' 09" x 9' 10" (5.11m x 3.00m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed window to side aspect. Wooden door to side passage. Wall and base units with work surface over. Ceramic sink and drainer. Built in hob with extractor over. Built in oven and grill. Space for washing machine. Space for dishwasher. Space for fridge/freezer. Control panel for heating and hot water. Wooden door to storage cupboard housing boiler.

Side Passage

Wooden door to front wooden door storage area with light, power and shelving. Wooden door to rear garden. Wooden window to side aspect. Power and light.

Reception Two

16' 01" NT x 13' 05" x 10' 05" NT x 11' 03" (4.90m NT x 4.09m x 3.78m NT x 3.43m) Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed windows and patio doors to rear aspect. Metal obscure glazed window to side aspect. TV aerial point. Feature fireplace (Not working).

Cloakroom

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. WC. Wash hand basin. Wooden door to cupboard housing electric meter and fuse box. Wooden door to storage under stairs.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Metal window to side aspect. Loft Hatch (Not To Be Used). Double wooden doors opening to airing cupboard housing water tank and shelving.



Bedroom One

7' 05" x 7' 10" (2.26m x 2.39m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Telephone socket. Fitted cupboard.

Bedroom Two

14' 11" NT x 10' 00" x 17' 07" NT x 13' 11" (5.36m NT x 4.24m x 4.55m NT x 3.05m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed bay window to front aspect. Air conditioning unit (Not working). Telephone socket. Wooden door into:

En-Suite

Vinyl flooring. Wooden skirting boards. WC. Wash hand basin. Shower cubicle. Wall mounted extractor fan.

Family Bathroom

8' 07" x 6' 04" (2.62m x 1.93m) Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to side aspect. WC. Wash hand basin. Bath. Bidet. Wall mounted heated towel radiator.

Bedroom Three

9' 11" NT x 8' 09" x 7' 10" (3.02m NT x 2.67m x 2.39m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

Bedroom Four

16' 06" NT x 13' 06" x 11' 03" (5.03m NT x 4.11m x 3.43m) carpeted. Wooden skirting boards. Radiator. UPVC double glazed bay window to rear aspect. Wash hand basin with vanity unit.

Rear Garden

Mainly laid to lawn. Pathway around garden. Outside tap. Wooden door to garage. Gravel area. Outside light. Wooden door to workshop with work bench. Mature trees and shrubs. Borders with plants and shrubs. Wooden lean to area.

Garage

Wooden door to rear from garden. Double wooden doors to front. Concrete floor. Gas meter. 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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Viewing by appointment only

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