



43C, Chiltern Road

Baldock,
Hertfordshire, SG7 6LS
£1,450 pcm

country
properties

A two bedroom mid terrace property overlooking woodlands to the rear. Comprising of front garden with parking for two cars, lounge, kitchen/diner, cloakroom, two bedrooms, family bathroom and rear garden. Available mid December. EPC Rating B. Council Tax Band C. Holding Fee £334.62. Deposit £1,673.08.

- Two Double Bedrooms
- EPC Rating B
- Overlooking Woodlands
- Council Tax Band C
- Holding Fee £334.62
- Deposit £1,673.08

Ground Floor

Front Garden

Tarmac driveway with parking for two cars. Gravel area with wooden bin store. Pathway leading to front door. Outside light.

Lounge

10' 03" x 17' 10" (3.12m x 5.44m)
Laminate flooring. Wooden skirting boards. Wall mounted electric heater. Wall mounted fusebox. Electric meter. uPVC double glazed window to front. Smoke alarm.

Cloakroom

7' 06" x 2' 11" (2.29m x 0.89m)
Tiled flooring. Wooden skirting boards. Wall mounted electric heater. Low level WC. Wall mounted wash hand basin. Ceiling mounted extractor fan.

Kitchen/Diner

13' 07" x 10' 2" (4.14m x 3.10m)
Tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Built in electric oven, grill and hob with extractor over. Integrated dishwasher. Space for washing machine. Space for fridge freezer. Stainless steel sink and drainer. uPVC double glazed window to rear. uPVC double glazed patio doors to rear garden. Wall mounted electric heater.

First Floor

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Loft hatch (NOT TO BE USED). Wooden door to airing cupboard housing hot water tank and shelving.

Bedroom One

13' 06" x 10' 08" (4.11m x 3.25m)
Carpeted. Wooden skirting boards. Wall mounted electric heater. uPVC double glazed window to rear.

Bathroom

7' 04" x 5' 0" (2.24m x 1.52m)
Tiled flooring. Wash hand basin. Low level WC. Bath with shower attachment. Wall mounted heated towel radiator. Shavers socket. Ceiling mounted extractor fan.



Bedroom Two

12' 02" x 13' 06" (3.71m x 4.11m) Narrowing to 12' 02" x 10' 03"

Carpeted. Wooden skirting boards. Wall mounted electric heater. uPVC double glazed window to front.

Outside

Rear Garden

Mainly laid to lawn. Steps rising from patio area to lawn area. Wooden gate leading to pathway round to the front of the property. Wooden storage unit. Outside tap. Outside electric socket.

Agency Fees

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		
(92-100) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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