



8, Kefford Close

Bassingbourn, Royston,
Cambridgeshire, SG8 5UL
£1,250 pcm

country
properties

This two bedroom end of terrace property has the added benefit of two allocated parking spaces to the front and enclosed rear garden. On the ground floor it has lounge and kitchen/diner and on the first floor two bedrooms and family bathroom. Viewing is highly recommended. Pets considered. Available late September. EPC rating E. Council tax band C. Holding fee £288.46. Deposit £1,442.31.

- Two bedrooms
- Pets considered
- Council tax band C
- EPC Rating E
- Holding Fee £288.46
- Deposit £1,442.31

Ground Floor

Front Garden

Patio leading to side gate. Laid to lawn. Parking space to front and further parking space. Sky dish to side. Door into:

Entrance Hall

3' 04" x 4' 03" (1.02m x 1.30m)
Vinyl flooring. Wooden skirting boards. Two fuse boxes. Wooden door into:

Lounge

11' 10" x 15' 06" (3.61m x 4.72m)
Carpeted. Storage heater. Electric heater. Wooden skirting boards. Under stairs storage cupboard, UPVC double glazed window to front. Stairs rising to first floor.

Kitchen/ dining room

19' 00" x 10' 08" (5.79m x 3.25m)
Tiled flooring with underfloor heating. Wooden skirting boards. Wall and base units with work surface over, Stainless steel sink and drainer with mixer tap. Built in fridge freezer, dishwasher, oven and hob with extractor fan over. Space for washing machine. Inset ceiling spotlights. UPVC double glazed window to side. Velux skylight. UPVC double glazed sliding patio door to rear garden. Control for underfloor heating.

First Floor

Stairs and landing

Carpeted. Loft hatch (not to be used). Smoke alarm. Wooden skirting boards. Wooden door into:

Bedroom One

11' 09" x 9' 01" (3.58m x 2.77m)
Carpeted. Wooden skirting boards. UPVC double glazed window to rear. Electric heater. Free standing wardrobe.

Bathroom

8' 09" x 4' 06" (2.67m x 1.37m)
Vinyl flooring. Wooden skirting board. Low level wc. Bath with shower over and shower screen. Wash hand basin with vanity unit. Ceiling mounted extractor. Wall mounted heater. Towel rail. UPVC double glazed window to side. Wooden door to airing cupboard housing water tank.



Bedroom Two

7' 02" x 11' 10" (2.18m x 3.61m)

Carpeted. Wooden skirting boards. Electric heater. UPVC double glazed window to front. Telephone socket.

Outside

Rear Garden

Side gate. Mainly laid to lawn. Soil boarder. Wooden shed (not being maintained). Outside 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 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		84
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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