



43B, Chiltern Road

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

country
properties

A brand new two double bedroom property comprising of entrance hall, lounge, cloakroom, kitchen/diner, two bedrooms, family bathroom, rear garden, home office in the garden and off road parking for two vehicles. EPC Rating B. Council Tax band C. Sorry pets are not permitted at the property. Available immediately. Google maps advise that the train station is 1.1 miles and a 24 minute walk from the property.

- Two Double Bedrooms
- Brand New
- Available Now
- Off Road Parking for Two Vehicles
- EPC Rating B
- Council Tax Band C

Front

Tarmac driveway with parking for two vehicles. Wooden bin store.

Entrance Hall

Coir mat. Carpeted. Wooden skirting boards. Stairs rising to first floor. Smoke alarm. Wall mounted shelf. Wooden door into:

Lounge

17' 10" x 10' 03" (5.44m x 3.12m) Carpeted. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed window to front aspect. Double wooden doors to understairs storage. BT telephone socket. TV aerial point. Wall mounted shelf. Wall mounted TV bracket. Smoke alarm, Wooden door to storage cupboard housing fuse box and electric meter. Wooden door to:

Cloakroom

7' 05" x 3' 05" (2.26m x 1.04m) Wooden flooring with matching skirting boards. Wall mounted heated towel radiator. WC. Wash hand basin with vanity unit. Three wall mounted wooden shelves. Wall mounted mirror. ceiling mounted extractor fan.

Kitchen/diner

13' 06" x 10' 01" (4.11m x 3.07m) Laminate flooring. Wooden skirting boards. Wall mounted electric heater. UPVC double glazed patio door to rear. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Ceramic sink with mixer tap. Built in oven, grill and hob with extractor over. Built in dishwasher. Built in fridge/freezer. Space for washing machine. Smoke alarm.

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank with shelving.

Bedroom One

10' 07" x 13' 06" (3.23m x 4.11m) Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater.



Bathroom

7' 03" x 4' 11" (2.21m x 1.50m) Laminate flooring with matching skirting boards. Wash hand basin. WC. bath with shower attachment. Wall mounted towel radiator. Three wall mounted shelves. Shaver socket. Wall mounted medicine cabinet with light.

Bedroom Two

13' 06" NT x 10' 03" x 12' 01" (4.11m NT x 3.12m x 3.68m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater.

Rear Garden

Patio area. Steps up. Mainly laid to artificial grass. Wooden gate to rear access. Outside home office with power, light and electric heater. Outside electric sockets. Outside lights. Outside tap.

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+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	83	89
	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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