



76, Venus Avenue
Biggleswade,
Bedfordshire, SG18 8FJ
£1,750 pcm

country
properties

Country Properties are thrilled to offer the opportunity to rent a three bedroom semi detached property over three floors with open views to the front located on the highly popular and sought-after Kings Reach Development. Comprising of entrance hall, kitchen/diner, cloakroom, lounge, three bedrooms, two en-suite bathrooms, family bathroom, rear garden and garage. Within walking distance of the Town Centre, train station and the central square. One small pet considered. Available early January. Council Tax Band D. EPC Rating B. Holding Fee £403.85. Deposit £2,019.23.

- Three Bedrooms
- One Small Pet Considered
- Council Tax Band D
- EPC Rating B
- Holding Fee £403.85
- Deposit £2,019.23

Front Garden

Metal gate and fencing surrounding the boundary. Laid to patio. Outside light. Gas meter. Satellite dish. Wooden gate to rear garden.

Entrance Hall

UPVC double glazed door. Vinyl flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm. Heating control thermostat.

Cloakroom

5' 07" x 3' 0" (1.70m x 0.91m)

Vinyl flooring. Wooden skirting boards. Wash hand basin. WC. Ceiling mounted extractor fan.

Kitchen/Diner

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to the front aspect. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Built in oven and hob with extractor over. Built in fridge/freezer. Built in dishwasher. Freestanding washing machine. Ceiling mounted extractor fan. Heating and hot water panel.

Lounge

9' 04" x 14' 09" (2.84m x 4.50m)

Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed window to the rear aspect. UPVC double glazed doors to the rear garden. Wooden door to understairs storage cupboard housing fuse box.

Stairs and Landing

Carpeted. Wooden skirting boards. Stairs rising to second floor. Smoke alarm, Wooden door to airing cupboard housing hot water tank and fitted shelf.

Bedroom One

12' 07" x 9' 11" (3.84m x 3.02m)

Carpeted. Wooden skirting boards. Radiator. Two UPVC double glazed windows to the rear aspect. Built in wardrobe with tripled mirrored sliding doors.

En-Suite

5' 09" x 3' 06" (1.75m x 1.07m)

Vinyl flooring. Wooden skirting boards. Wash hand basin. WC. Shower. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Shaver socket. Fitted cupboard.

Bedroom Two

10' 03" x 5' 06" (3.12m x 1.68m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to the front aspect. Built in wardrobe. Built in desk and drawers.



Family Bathroom

6' 10" x 6' 04" (2.08m x 1.93m)

Vinyl flooring. Wooden skirting boards. UPVC obscured double glazed window to the front aspect. Wash hand basin. WC. Bath with shower attachment. Ceiling mounted extractor fan. Shaver socket. Wall mounted medicine cabinet. Wall mounted heated towel radiator.

Second Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Wooden skylight. Space for desk/dressing area. Wooden door to storage area housing boiler.

Bedroom Three

11' 10" x 11' 02" (3.61m x 3.40m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to the front aspect. Loft hatch (Not To Be Used). Wooden door to overstairs storage cupboard.

En-Suite

5' 01" x 4' 11" (1.55m x 1.50m)

Vinyl flooring. Wooden skirting boards. Wash hand basin. WC. Shower cubicle. Wooden skylight. Wall mounted heated towel radiator. Shaver socket. Ceiling mounted extractor fan.

Rear Garden

Mainly laid to lawn. Patio area. Wooden shed. Wooden gate for side access. Electric meter. Outside electric socket. Outside tap. Outside light.

Garage

Up and over door. Concrete flooring. Parking space to front.

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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)	84	
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		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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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