



56, Beechwood Avenue

MELBOURN,
Cambridgeshire, SG8 6BW
£1,550 pcm

country
properties

Three bedroom semi detached house situated in the highly sought after village of Melbourn. The property has recently been redecorated throughout. Comprising of front garden, driveway for two cars, entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, rear garden and garage. One small pet considered. Available Early September. EPC Rating D. Council tax band D.

- One Small Pet Considered
- Redecorated Throughout
- Garage & Off Road Parking
- Three Bedrooms
- EPC Rating D
- Available Early September

Ground Floor

Entrance Hall

Part glazed front door. Stairs to first floor. Radiator. Telephone point. Clock cupboard housing fuse box.

Kitchen

8' 10" x 8' 9" (2.69m x 2.67m)
Double glazed window to rear. Door to garden.
Refitted with a range of white base and wall mounted units with work surfaces over incorporating intop stainless steel sink unit.
Electric oven, gas hob and extractor hood. Radiator.
Space for washing machine and space for fridge freezer. Vinyl floor covering.

Lounge

14' 7" x 13' 4" (4.44m x 4.06m)
Radiator. Full length double glazed window to front.
Understair cupboard. Opening through to the dining room

Dining Room

9' 11" x 8' 8" (3.02m x 2.64m)
Double glazed window to rear. Opening through to the lounge,

First Floor

Landing

Loft hatch void. Cupboard housing combi boiler.

Bedroom 1

13' 5" x 10' 9" (4.09m x 3.28m)
Radiator. Double glazed window to front.

Bedroom 2

11' x 11' (3.35m x 3.35m) max
Double glazed window to rear. Radiator.

Bedroom 3

7' 3" x 6' 9" (2.21m x 2.06m)
Double glazed window to front. Radiator.

Bathroom

Refitted suite comprising panelled bath with electric waterfall shower over, wash hand basin and low level WC. Double glazed window to rear. Vinyl flooring. Radiator.



Outside

Front Garden

Laid to lawn and pathway to front door. Driveway for two cars leading to:

Garage

With up and over door, power and light.

Rear Garden

Laid mainly to lawn, patio area and mature shrubs and tree. Panelled fence surround.

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/

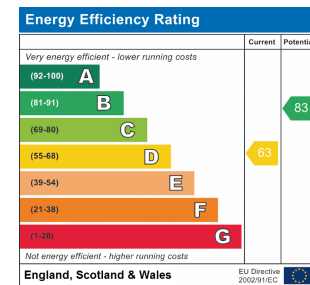
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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 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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