



9, London Road

Biggleswade,
Bedfordshire, SG18 8ED

£1,300 pcm

country
properties

An opportunity not to be missed! Two bedroom Character property situated just out of Biggleswade's town centre along the highly regarded London Road. Just a small walk to the town centre and train station. Comprising of dining room, lounge, kitchen, fully tanked cellar, modern four piece family bathroom, front and rear garden. Available mid to late April. Council Tax Band C. EPC Rating D. Holding Fee £300.00. Deposit £1,500.00.

Front Garden

Metal gate with pathway leading to front door. Gravel area. Raised bed with mature shrubs and trees. Area laid to artificial lawn.

Entrance

Stairs rising to first floor. Coir mat. Wooden skirting boards. Heating control thermostat.

Dining Room

12' 11" x 9' 10" (3.94m x 3.00m)
Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Feature fireplace (not working/not to be used). Two Double wooden doors to storage cupboard.

Inner Hallway

Ceramic tiled flooring.

Cellar

Fully tanked cellar. Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted extractor fan. TV aerial socket. Power and light. Double wooden doors housing fuse box and electric meter.

Kitchen

10' 3" x 7' 6" (3.12m x 2.29m)
Ceramic tiled flooring. Wooden skirting boards. Wall and base units with work surfaces over. Butler sink. Built in oven and hob with extractor over. Space for fridge/freezer. Built in dishwasher. Built in washing machine. UPVC double glazed sash style window to rear aspect. UPVC double glazed patio door to rear.

Lounge

12' 11" x 9' 11" (3.94m x 3.02m)
Wooden flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Feature fireplace (Not working/not to be used). Double wooden doors to storage area.

Stairs and Landing

Carpeted. Wooden skirting boards. PVC double glazed sash style window to front aspect. Loft hatch (not to be used).

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)
Wooden flooring. Wooden skirting boards. Radiator. Feature fireplace (Not working/not to be used). Freestanding wardrobe. Wooden door to area over stairs. Ideal as a make up area.



Bathroom

10' 02" x 7' 6" (3.10m x 2.29m)

Tiled flooring. Wash hand basin with vanity unit. Bath. Low level WC. Shower. Wooden door housing boiler. Wooden door to storage area. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Underfloor heating. Ceiling mounted extractor fan.

Bedroom Two

12' 10" x 9' 10" (3.91m x 3.00m)

Wooden flooring/ Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Feature fireplace (Not working/not to be used). Freestanding wardrobe.

Rear Garden

Fully enclosed. Decking with artificial lawn. Outside tap. Outside light (unknown if working). Step down to outbuilding.

Outbuilding

Power and light. Wooden door to storage area.

Second Garden Area

Laid to lawn. gravel. Fully enclosed.

Agent Notes

A parking permit from Central Bedfordshire Council will be required for parking. The annual cost is £30.10, however this does increase when adding additional cars.

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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Viewing by appointment only

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