



43B, Chiltern Road

Baldock,
SG7 6LS

£1,500 pcm

country
properties

A two double bedroom property comprising of an entrance hall leading to a spacious and contemporary kitchen/diner, lounge and a cloakroom to the ground floor. Upstairs, are two bedrooms and a family bathroom with modern fixtures and fittings. To the rear of the property is a private garden, which includes a fully insulated and powered home office of which can also be used as a hobby room or additional storage. Available early March. EPC Rating B. Council Tax Band C. Holding fee £346.15. Deposit £1,730.77.

- Two Double Bedrooms
- Close To Local Amenities
- EPC Rating B
- Council Tax Band C
- Holding Fee £346.15
- Deposit £1,730.77

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) Porcelain 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) Porcelain flooring with matching skirting boards. Wall mounted electric heater. UPVC double glazed French doors 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. Wooden door to airing cupboard housing hot water cylinder 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.

Bedroom Two

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

Bathroom

7' 03" x 4' 11" (2.21m x 1.50m) Porcelain 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.



Front

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

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/

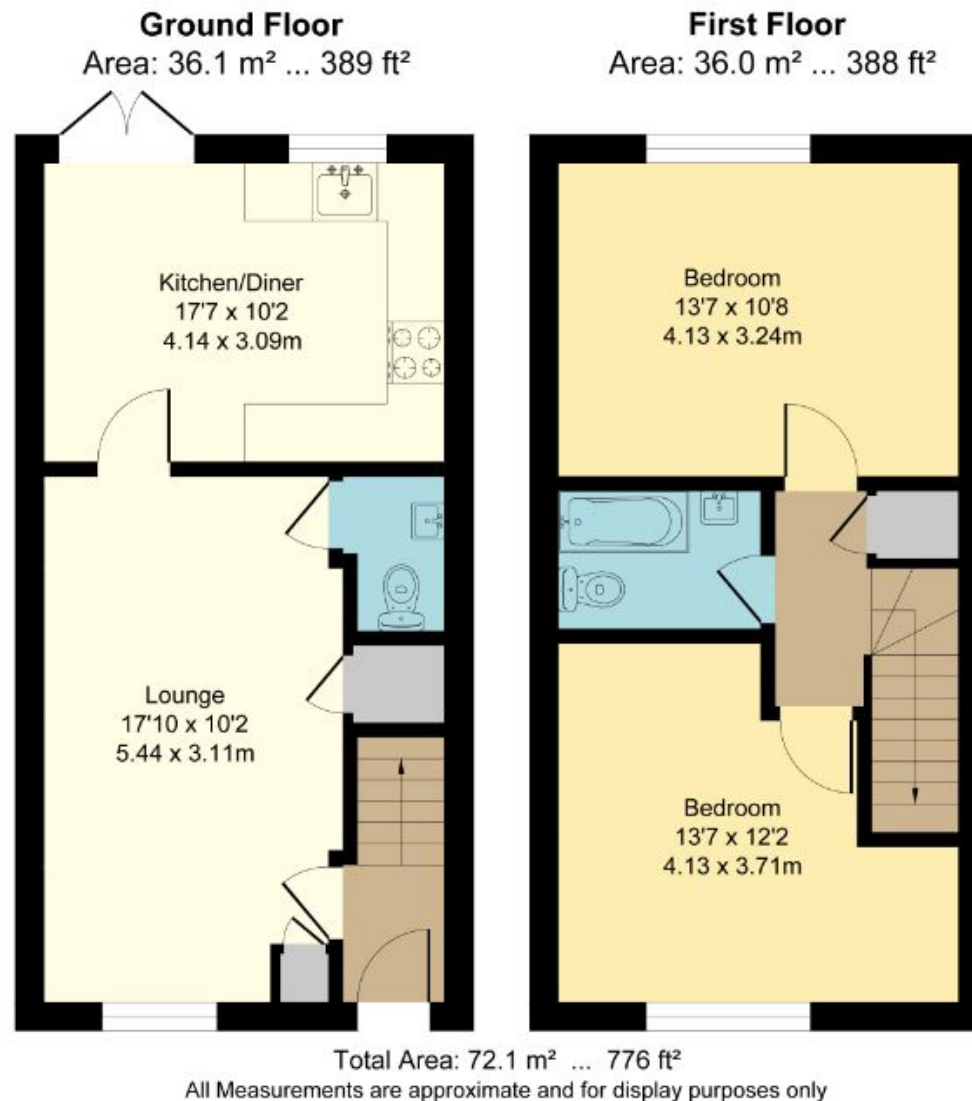
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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		
EU Directive 2002/91/EC		

83 89

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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