



11, Holme Court Avenue

Biggleswade,
Bedfordshire, SG18 8PF
£2,200 pcm

country
properties

A 4/5 bedroom detached family home is situated along the popular road Holme Court Avenue in Biggleswade, close to the A1 Retail Park for shops and amenities, good access to the A1 motorway and just 1.1 miles from Biggleswade train station & town centre. The property comprises of 4/5 bedrooms, modern kitchen/dining room, lounge, utility, downstairs cloakroom & en-suite to master, gym/playroom/office, modern family bathroom, good sized rear garden and driveway providing off-road parking for 3/4 cars. EPC Rating D. Council Tax Band E. Holding fee £507.69. Deposit £2,538.46.

- 4/5 Bedroom Property
- Close To Local Amenities
- EPC Rating D
- Council Tax Band E
- Holding Fee £507.69
- Deposit £2,538.46

Ground Floor

Entrance Hall

14' 11" x 9' 3" (4.55m x 2.82m)
uPVC double glazed door & feature glass to front aspect, radiator, dark wood effect laminate.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)
uPVC double glazed window to front aspect, coving to ceiling and picture rails, radiator, multi-fuel burning stove with oak mantle & stone base.

Kitchen/Dining Room

17' 1" x 13' 0" max (5.21m x 3.96m)
Modern kitchen with eye & base level units with solid oak work surfaces over, built-in 5 ring induction hob, built-in electric oven & separate electric microwave oven, integrated fridge, freezer, and dishwasher. Ceramic tiled splash-back wall areas, dark wood effect laminate flooring, inset spotlights, radiator, uPVC double glazed French doors & window to garden.

Utility Room

6' 2" x 8' 6" (1.88m x 2.59m)
Space for washing machine and fridge/freezer, ceramic tiled flooring, uPVC double glazed door to front and rear aspects, uPVC double glazed window to rear aspect, 2 x built-in storage areas.

Gym/Playroom/Office

9' 9" x 9' 9" (2.97m x 2.97m)
Power & light.

Cloakroom

8' 01" x 4' 03" (2.46m x 1.30m)
Modern white suite comprising low level W.C, wash hand basin, dark wood effect laminate flooring, uPVC double glazed obscure window to rear aspect, chrome up-right heated towel rail.

Workshop

9' 9" x 6' 10" (2.97m x 2.08m)
Power & light, door to garden, single glazed window to garden.

First Floor

Landing

10' 02" x 5' 10" (3.10m x 1.78m)
Loft hatch.

Bedroom 1

13' 4" x 12' 0" narrowing to 10' 10" (4.06m x 3.66m)
Walk-in wardrobe, uPVC double glazed window to front aspect, radiator.



En-Suite

6' 05" x 4' 03" (1.96m x 1.30m)

Modern white three piece suite comprising walk-in double shower with ceramic tiled splash-back walls and glass panel splash-back. Low level W.C, wash hand basin with ceramic tiled splash-back wall. Ceramic tiled flooring, chrome up-right heated towel rail, inset spotlights, and extractor fan.

Bedroom 2

10' 04" x 9' 10" (3.15m x 3.00m)

uPVC double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom 3

10' 04" x 7' 07" (3.15m x 2.31m)

uPVC double glazed window to rear aspect, radiator.

Bedroom 4

10' 08" x 6' 0" (3.25m x 1.83m)

uPVC double glazed window to rear aspect, radiator.

Office/5th Bedroom

6' 2" x 6' 1" (1.88m x 1.85m)

uPVC double glazed window to front aspect.

Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

Modern white three piece suite comprising low level W.C, wash hand basin, roll top bath with shower over and shower screen, ceramic tiled splash-back wall, chrome up-right heated towel rail, vinyl flooring.

Outside

Front

Block-paved driveway providing off road parking for 3/4 cars, laid to lawn with shrubs surrounding, hedgerows and brick wall surrounding. Rear access through timber gate.

Rear Garden

Mainly laid to lawn with shrubs and trees, raised railway sleeper borders with shrubs, block paved patio area, timber shed, timber fence surrounding, outside water 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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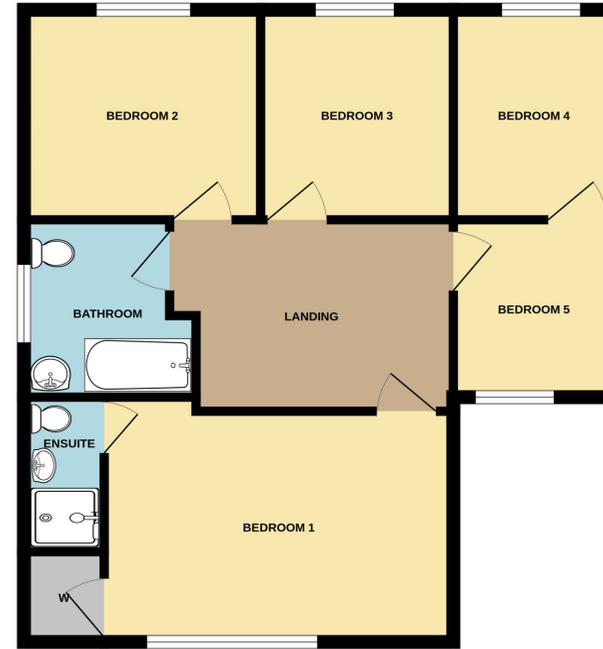
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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