



4, Kingfisher Close

Biggleswade,
Bedfordshire, SG18 8EA
£1,500 pcm

country
properties

A recently renovated three bedroom property comprising of entrance hall, lounge, conservatory, kitchen, three bedrooms, family bathroom, rear garden and garage. Available immediately. Google maps advise that the train station is 0.4 miles and a 10 minute walk from the property. EPC Rating C. Council Tax Band D.

- Three Bedrooms
- Rear Garden
- Available Immediately
- EPC Rating C
- Council Tax Band D
- Garage

Front Garden

Driveway. Slate parking. Outside light. UPVC double glazed front door.

Entrance Hall

Brand new carpet. Wooden skirting boards. Radiator. Stairs rising to first floor. UPVC double glazed window to front aspect. Wooden door to:

Lounge

23' 07" NT x 12' 08" (7.19m NT x 3.86m) Brand new carpet. Wooden skirting boards. Two radiators. UPVC double glazed sliding patio doors to conservatory. Smoke alarm. UPVC double glazed window to front aspect.

Conservatory

Tiled flooring. Wooden door to rear garden. Wooden windows to all sides.

Kitchen

9' 05" NT x 8' 08" x 7' 05" (2.87m NT x 2.64m x 2.26m) Vinyl flooring. Wooden skirting boards. UPVC double glazed patio door to rear garden. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Space for washing machine. Space for fridge freezer. Wooden door to understairs storage cupboard with shelving. Portable heating control.

Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing boiler and assisted pipework.

Bedroom Three

6' 03" x 8' 09" NT 6' 09" (1.91m x 2.67m NT x 2.06m) Carpeted. Wooden skirting boards, Radiator. UPVC double glazed window to front aspect.

Bedroom One

9' 02" x 12' 00" (2.79m x 3.66m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Wooden doors to built in wardrobe with shelving and hanging rail.

Bedroom Two

8' 09" x 9' 03" (2.67m x 2.82m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.



Bathroom

6' 07" x 5' 08" (2.01m x 1.73m) Vinyl flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Bath with shower attachment. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator.

Rear Garden

Mainly laid to lawn. Pathway leading to shed. Outside tap. Outside light. Wooden shed. Mature trees. Bird bath. UPVC door into wooden gate to front access.

Garage

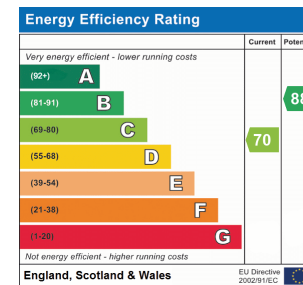
Up and over door. Concrete flooring. Power and light. Fuse box. Gas meter. Electric meter.

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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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

Viewing by appointment only

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