



28a, Sun Street

Biggleswade,
Bedfordshire, SG18 0BP
£1,100 pcm

country
properties

 **BRITISH
PROPERTY
AWARDS**
2021 - 2022

SOLD WITH
LETTING AG
IN BIGGLESW

This well-presented two double Bedroom Semi-Detached property is situated along Sun Street in Biggleswade, close to the town centre and train station. Benefits include 2 double bedrooms, lounge, 15ft kitchen/diner/breakfast room, cellar, family bathroom, front and rear gardens and brick-built outhouse. Available late January. EPC Rating D. Council Tax Band C. Holding Fee £253.85. Deposit £1,269.23.

- Two Double Bedrooms
- Available Late January
- Council Tax Band C
- EPC Rating D
- Holding Fee £253.85
- Deposit £1,269.23

Ground Floor

Entrance Hall

3' 8" x 3' 5" (1.12m x 1.04m)

Upvc double glazed frosted composite door to side aspect. Vinyl flooring.

Lounge

15' 2" x 11' 2" (4.62m x 3.40m)

Upvc double glazed frosted window to front aspect. Radiator. Coving to ceiling. Fireplace feature.

Kitchen/Diner/Breakfast Room

15' 7" x 12' 10" (4.75m x 3.91m)

Modern kitchen fitted with eye and base level units with roll top work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Electric cooker and hob. Sink and drainer unit with flexi hose mixer tap. Wall mounted gas fired combi boiler. Vinyl flooring. Ceramic tiled splash back walls. Coving to ceiling. Inset spot lights. Upvc double glazed patio doors to garden. Under stairs storage area. Door to cellar.

Inner Hallway

Upvc double glazed frosted window to garden. Feature glass to rear aspect. Stairs rising to first floor accommodation. Coving to ceiling.

Cellar

18' 10" x 10' 9" (5.74m x 3.28m)

Power and light. Laminate flooring. Coving to ceiling. Inset spot lights. Radiator.

First Floor

Landing

Coving to ceiling. Doors to:-

Bedroom One

12' 8" x 10' 0" (3.86m x 3.05m)

Upvc double glazed window to rear aspect. Radiator. Coving to ceiling. Loft hatch.

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

Upvc double glazed window to front aspect. Radiator. Coving to ceiling. Built in storage cupboard with hanging rail.



Family Bathroom

9' 6" max x 5' 3" max (2.90m x 1.60m)

Modern white three piece suite comprising of 'P' shaped bath with ceramic tiled splash back wall, glass folding door surround, and shower over. Low level WC. Wash hand basin with built-in under cupboard. Fully ceramic tiled from floor to ceiling. Chrome upright heated towel rail. Coving to ceiling. Upvc double glazed frosted window to rear aspect.

Outside

Front

Hard-standing concrete pathway leading to front entrance. Stoned area to front. Brick wall and wooden gate surrounding.

Rear Garden

Fully enclosed hard-standing garden. Block paved patio area with raised flower bed. PIR light. Access to front through wooden gate. Wooden fence surrounding. Outside water tap and electric power socket.

Brick-Built Outhouse

14' 5" x 4' 10" (4.39m x 1.47m)

Power and light. Single glazed window to side aspect.

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/

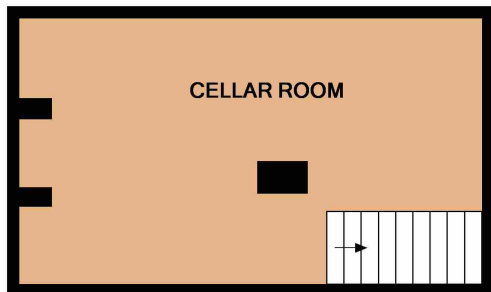
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

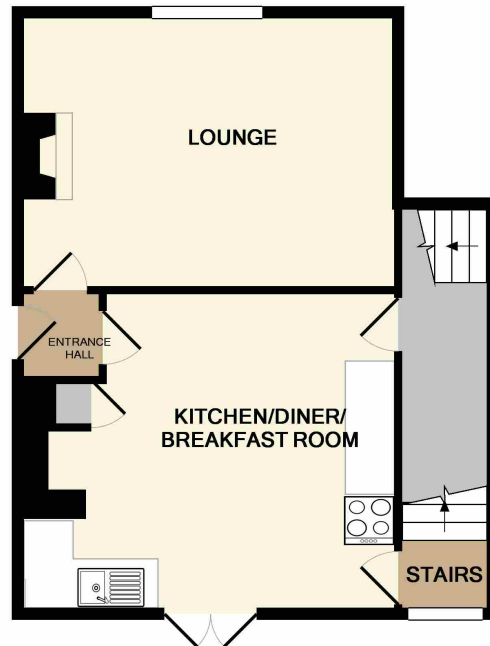
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.

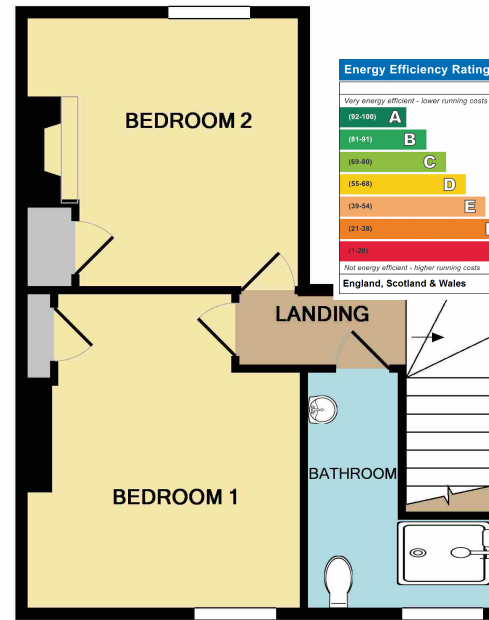




BASEMENT LEVEL
APPROX. FLOOR
AREA 210 SQ.FT.
(19.6 SQ.M.)



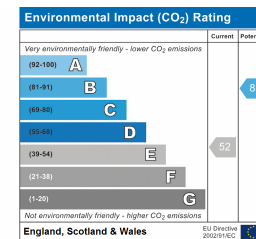
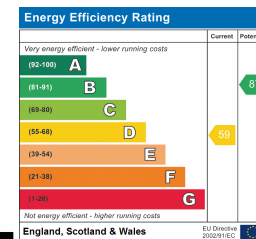
GROUND FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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www.country-properties.co.uk

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