



117, Hitchin Street

Biggleswade,  
Bedfordshire, SG18 8BP  
£1,750 pcm

country  
properties



A four bedroom end of terrace property comprising of lounge, kitchen/diner, utility room, office space, bathroom and to the first floor are four bedrooms. To the external of the property is a outbuilding, rear garden and two allocated parking spaces. Council Tax Band B. EPC Rating E. Available early September. Google maps advise that the train station is 0.4 miles and a 9 minute walk from the property. Holding Fee £403.85. Deposit £2,019.23.

- Four Bedrooms
- Utility Room
- Council Tax Band B
- EPC Rating E
- Holding Fee £403.85
- Deposit £2,019.23

## Front Garden

Pathway leading to front door. Gravel area. UPVC double glazed door into:

## Accommodation

### Lounge

16' 2" into recess x 12' 6" into bay (4.93m x 3.81m)  
Coir mat. Carpeted. Wooden skirting boards. Two radiators with covers. UPVC double glazed sash style bay window to front aspect. Wooden doors to storage cupboard. Wooden door to storage cupboard. Telephone socket. Two built in cupboards to either side of the recesses of the chimney.

### Kitchen/Diner

16' 1" x 14' 2" into doorway (4.90m x 4.32m)  
Wooden skirting boards. uPVC double glazed window and door to the rear aspect. Coir mat. Large radiator. Matching wall and base units with roll edge worktop. Stainless steel 1 1/2 bowl sink and drainer. Large pantry with/space for a tall free standing fridge/freezer. CO alarm. Smoke alarm. Heating control thermostat. Stairs rising to the first floor. Access into utility, Plenty of double sockets, tiled splash back and tiled flooring, gas cooker with extractor over with 7 ring hob.

### Utility Room

10' 10" x 5' 6" max (3.30m x 1.68m)  
Wooden flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Matching wall and base units with roll edge work top. CO alarm. Space and plumbing for a washing machine and tumble dryer. Built in cupboard with shelves. Access to downstairs WC and office.

### Office/Study

8' 8" x 3' 2" max (2.64m x 0.97m)  
Wooden flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Fuse box. Fitted shelves. Fitted wooden desk shelf. Electric meter. Telephone socket. Coat hook. Ideal as boot room, storage or office space.

### Bathroom

9' 04" x 7' 0" (2.84m x 2.13m)  
Fully tiled. Wooden flooring. UPVC double glazed obscured window to side aspect. Wash hand basin with pedestal. Low level WC. Bath with shower attachment. corner shower with mains shower. Wall mounted extractor fan. Wooden door to cupboard housing boiler. Portable heating control. Wall mounted heated towel radiator.

## First Floor

### Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch. Two smoke alarms. Radiator. UPVC stainless steel double glazed window to side aspect. Wooden doors to all rooms:



## Master Bedroom

10' 10" max x 10' 4" max (3.30m x 3.15m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Two built in wooden cupboard. Wooden door to storage with hanging rail. Wooden door to storage with shelving.

## Bedroom Two

12' 06" x 8' 09" (3.81m x 2.67m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden doors to storage cupboard with hanging rail, plenty of sockets.

## Bedroom Three

10' 3" x 8' 9" (3.12m x 2.67m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Virgin media box. Wooden door to storage cupboard with shelves.

## Bedroom Four

10' 4" x 6' 2" (3.15m x 1.88m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect.

## External

### Rear Garden

Mainly laid to lawn. Patio area. Outside light. Gas meter. Brick outbuilding with outside tap, concrete flooring with shelving. Wooden gate leading to two allocated parking spaces.

## Rental 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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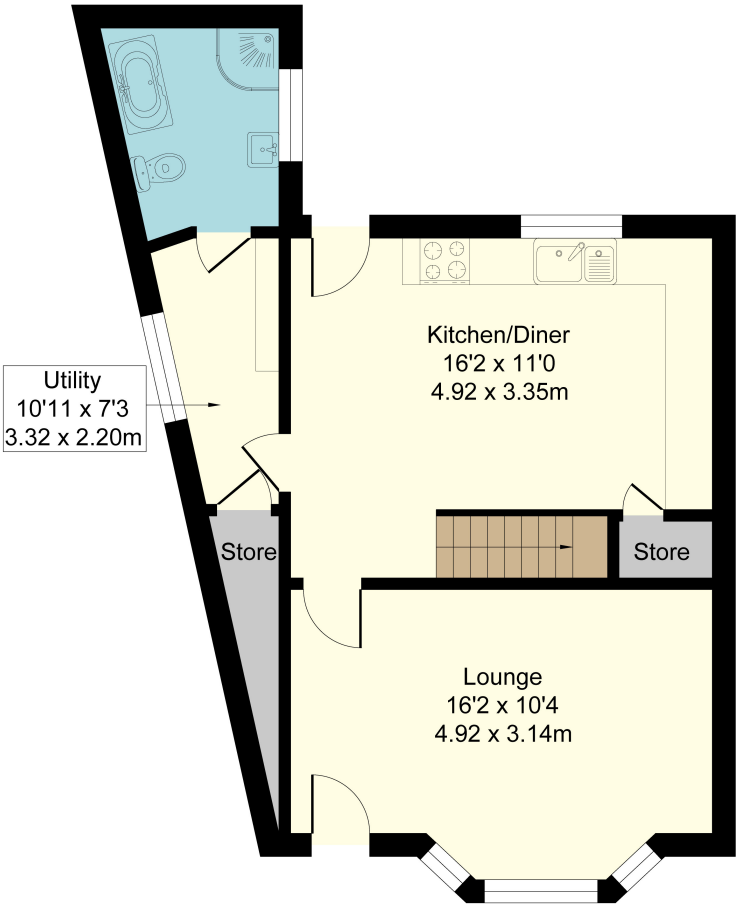




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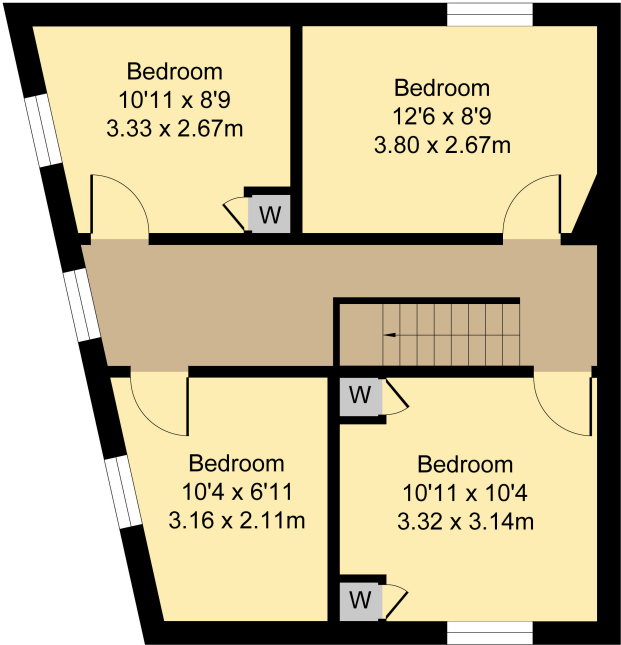
Ground Floor

Area: 54.7 m² ... 590 ft²



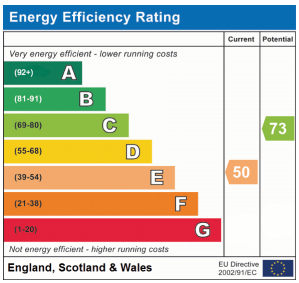
First Floor

Area: 50.1 m² ... 540 ft²



Total Area: 104.8 m² ... 1130 ft²

All Measurements are approximate and for display purposes only



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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