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**Tennyson Avenue, Biggleswade, Bedfordshire,  
SG18**

**£1,300 pcm**

- Available beginning of October
- Attractive MODERN style mid terrace house
- Well presented throughout
- MODERN fitted kitchen / diner with appliances and French doors leading to rear garden
- Great size living room
- Two DOUBLE bedrooms - main with built in cupboard and wardrobe
- Newly fitted bathroom suite
- Enclosed rear garden with gated access to the rear
- Under half a MILE walk to Biggleswade train station and Town ( 4 minute walk)





TWO Bedroom Mid Terrace | FANTASTIC MODERN living space | Perfect size HOME in QUIET location | Short WALK to mainline STATION | Two DOUBLE bedrooms | MODERN fitted kitchen | Enclosed rear garden | Allocated OFF ROAD PARKING|

This attractive, MODERN style TWO DOUBLE bedroom property is set in a terrace of similar properties in a quiet residential close within walking distance of Biggleswade STATION and the town centre.

Modernised and improved inside and out to offer an attractive SPACIOUS living space, well presented and nearly new fitted carpets fitted throughout - 14ft living room with a door leading to the MODERN fitted kitchen / diner with French doors to the rear garden. Upstairs two DOUBLE bedrooms are served by an attractive newly fitted modern fitted bathroom.

View now to secure before someone else does!

#### | ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - C

Deposit - £1,500.00

Pets negotiable

Availability - beginning of October

#### | GROUND FLOOR

Living Room: Approx 14' 0" x 12' 6" (4.27m x 3.81m)

Kitchen / Diner: Approx 12' 6" x 9' 3" (3.81m x 2.82m)

#### | FIRST FLOOR

Bedroom One: Approx 12' 6" x 10' 0" (3.81m x 3.05m)

Bedroom Two: Approx 12' 6" x 6' 8" (3.81m x 2.03m)

Bathroom: Approx 6' 4" x 6' 2" (1.93m x 1.88m)

#### | OUTSIDE

Off road parking space

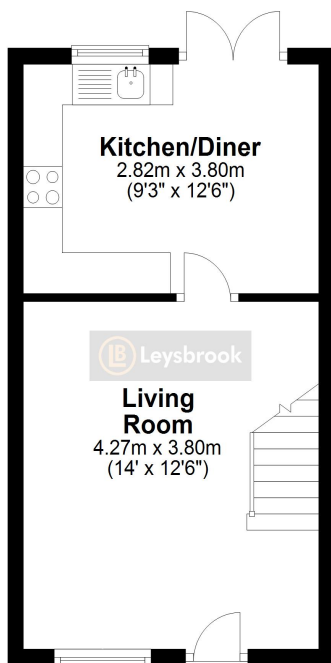
Enclosed rear garden with gated access to the rear





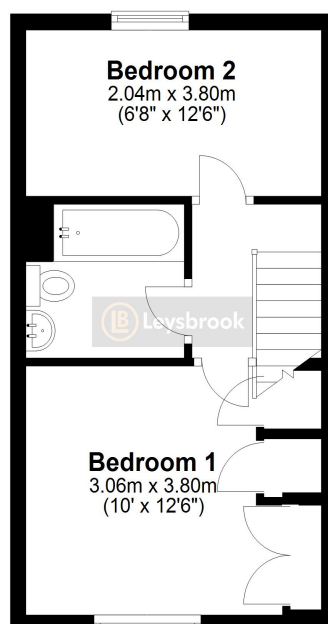
## Ground Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



## First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	