



84, Shortmead Street

Biggleswade,
SG18 0BB
£1,450 pcm

country
properties

A three bedroom semi detached property comprising of entrance hall, lounge, kitchen/diner, cloakroom, three bedrooms, family bathroom, one allocated parking space and an additional parking space. property available mid August. Council Tax Band C. EPC Rating E. Holding Fee £403.85. Deposit £1,673.08.

- Three Bedrooms
- 2 Parking Spaces
- EPC Rating E
- Council Tax Band C
- Holding Fee £403.85
- Deposit £1,673.08

Front Garden

One allocated parking space. Wooden gate that can be fully opened for a second parking space. Wooden fencing around the boundary. Wooden gate with pathway leading to front door. Patio area. Gravel area. Outside tap. Outside light. Gas and electric meters.

Entrance Hall

Coir mat. Radiator. Wooden skirting boards. Carpeted. Stairs rising to first floor. Heating control panel.

Loounge

13' 11" x 15' 05" (4.24m x 4.70m) Carpeted. Wooden skirting boards. Radiator. Electric fireplace. UPVC double glazed sash style window.

Kitchen/Diner

15' 06" x 10' 0" (4.72m x 3.05m) Tiled flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Freestanding dishwasher. Freestanding fridge/freezer. Freestanding oven and hob with extractor hood over. Wall mounted gas boiler. UPVC double glazed sash style window to front aspect. Wall mounted fuse box. Two wooden doors into:

Cloakroom

Tiled flooring. Wooden skirting boards. Wash hand basin. WC. Freestanding washing machine. Wall mounted extractor fan.

Stairs and Landing

Carpeted. Wooden skirting boards. Wooden doors to all rooms:

Bedroom One

14' 0" x 12' 03" NT x 8' 10" (4.27m x 3.73m NT x 2.69m) Carpeted. Wooden skirting boards. Radiator, UPVC double glazed sash style window to front aspect.

Bedroom Two

11' 01" x 6' 04" NT x 5' 08" (3.38m x 1.93m NT x 1.73m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.



Bathroom

7' 00" x 6' 00" (2.13m x 1.83m) Tiled flooring. Wooden skirting boards. Wall mounted heated towel radiator. Wall mounted extractor fan. WC. Wash hand basin. Bath with shower attachment over. Loft hatch (Not To Be Used).

Bedroom Three

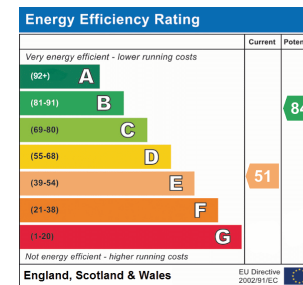
10' 00" x 8' 11" (3.05m x 2.72m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Wooden door opening to built in wardrobe.

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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