



9, Pople Road

Biggleswade,
Bedfordshire, SG18 8GJ
£1,200 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This well-presented 2 double bedroom mid-terrace property is situated on the popular Kings Reach development in Biggleswade. Benefits include 2 double bedrooms, open plan 24ft lounge/kitchen/diner, downstairs cloakroom, en-suite, family bathroom, rear garden, carport and off road parking for 1 car. No pets/non-smokers/no guarantors. 12 month initial tenancy. Available mid November.

- POPULAR KINGS REACH DEVELOPMENT
- 2 DOUBLE BEDROOM MID-TERRACE
- OPEN PLAN LOUNGE/KITCHEN/DINER
- CLOAKROOM, EN-SUITE & BATHROOM
- REAR GARDEN
- CARPORT PLUS OFF ROAD PARKING FOR 1 CAR
- NO PETS/NON SMOKERS/NO GUARANTORS
- 12 MONTH INITIAL TENANCY
- AVAILABLE MID NOVEMBER 2022

Ground Floor

Entrance Into:-

Open Plan Lounge/Kitchen/Diner

27' 4" x 13' 1" (8.33m x 3.99m)

Double glazed frosted door to front aspect.

Modern kitchen fitted with eye and base level units with roll top work surfaces over. Sink and drainer unit. Built-in gas hob with stainless steel extractor over. Built-in electric oven. Space for fridge/freezer. Ceramic tiled splash back areas. Karndean flooring. Inset spot lights. Built-in under stairs storage cupboard. Built-in storage cupboard with space and plumbing for washing machine and tumble dryer, wall mounted gas fired combi boiler and fuse box. uPVC double glazed patio door to garden. Stairs rising to first floor accommodation.

Cloakroom

Low level WC. Wash hand basin with ceramic tiled splash back walls. Ceramic tiled floor. Extractor fan. uPVC double glazed frosted window to front aspect.

First Floor

Landing

Radiator. Loft hatch.

Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m)

uPVC double glazed window to rear aspect. Built-in double wardrobe. Radiator.

En-Suite

Modern white three piece suite comprising of walk-in electric shower with ceramic tiled splash back wall and glass folding door surround. Low level WC. Wash hand basin with ceramic tiled splash back. Stainless steel upright heated towel rail. Extractor fan. Vinyl flooring.

Bedroom Two

13' 0" narrowing to 9' 6" x 8' 3" narrowing to 4' 1" (3.96m x 2.51m)

Two uPVC double glazed windows to front aspect. Radiator.



Family Bathroom

Modern white three piece suite comprising of panelled bath with shower over and ceramic tiled splash back wall. Low level WC. Wash hand basin with ceramic tiled splash back. Extractor fan. Vinyl flooring.

Outside

Front

Shrubs surrounding with block paved pathway leading to front entrance. Storm porch over front entrance.

Rear Garden

Mainly laid to lawn with block paved patio areas and pathway. Front access through wooden gate. Wooden shed. Wooden fence surrounding. Water tap.

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

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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