



# 11, Bedford Road

Great Barford, Bedford,  
MK44 3JD  
£1,050 pcm

country  
properties



This two bedroom property located in a village location. It is spread over three floors with the lounge, kitchen and bathroom on the first floor and two bedrooms with an en suite to the second floor. Externally there is a carport and further allocated parking. Small pets may be considered. Available mid June. EPC rating C. Council Tax Band B. Holding fee £242.31. Deposit £1,211.54.

- Two double bedrooms
- Small pets considered
- EPC Rating C
- Council Tax Band B
- Holding Fee £242.31
- Deposit £1,211.54

## Ground Floor

### Entrance

Carpeted Wooden skirting boards. Radiator. Fuse box. Smoke alarm. Stairs rising to first floor.

## First Floor

### Stairs and landing

Carpeted. Wooden skirting boards. Smoke alarm. Sash windows to front. Heating thermostat. Radiator.

### Bathroom

11' 08" x 5' 01" (3.56m x 1.55m)  
Tiled flooring. UPVC double glazed window to side. WC. Wash hand basin with vanity unit, Bath with shower over. Wall mounted fan. Wall mounted heated towel rail.

### Kitchen

10' 06" x 8' 11" (3.20m x 2.72m)  
Tiled flooring. Wooden skirting boards. UPVC double glazed sash window to front. Radiator. Wall and base units with work surface over. Stainless steel sink and drainer. Built in electric oven and hob with extractor over, Integrated fridge freezer. Space for washing machine. Space for dishwasher. Smoke alarm.

### Lounge

14' 08" x 10' 06" (4.47m x 3.20m)  
Carpeted. Wooden skirting boards. UPVC double glazed sash window to front. Radiator. TV aerial point. Telephone socket

## Second Floor

### Second stairs

Carpeted. Wooden skirting board. Smoke alarm.

### Bedroom One

13' 11" x 14' 08" (4.24m x 4.47m) narrowing to 11'05" x 14'08"  
Carpeted. Wooden skirting board. UPVC double glazed window to front. Radiator. Loft hatch (not to be used)





## En Suite

4' 11" x 7' 01" (1.50m x 2.16m) narrowing to 4' 01" x 3' 05"

Tiled flooring. WC. Shower tray with bar mixer. Wash hand basin with vanity unit. Wall mounted heated towel rail. Wall mounted extractor fan.

## Bedroom Two

14' 08" x 10' 05" (4.47m x 3.17m)

Carpeted. Wooden skirting board. Radiator. UPVC double glazed window to front.

## Outside

Carport. Allocated space.

## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		

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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