



21, Franklin Road

Biggleswade,
Bedfordshire, SG18 8DX
£1,495 pcm



BRITISH
PROPERTY
AWARDS

country
properties
GOLD WINNER

LETTING AGENT

Three bedroom end of terraced property benefitting from entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom, front, side and rear garden, off road parking and a garage. Situated within walking distance of the town centre and train station. Available early December. EPC Rating D. Council Tax Band B. Holding fee £345.00. Deposit £1,725.00.

- Three Bedrooms
- Close To Local Amenities
- EPC Rating D
- Council Tax Band B
- Holding Fee £345.00
- Deposit £1,725.00

Front Garden

Mainly laid to lawn, paving slabs to a side gate leading to rear garden.
Wooden door to outside and storage cupboard housing gas and electric meters and fuse box.
Outside lights
Upvc front door to :-

Entrance Hall

Tiled flooring. Wooden skirting boards. Wall mounted boiler. Shelf . Wooden door to:-

Lounge

13' 07" x 12' 10" (4.14m x 3.91m) UPVC double glazed window to front . Tiled flooring. Wooden skirting boards. Wooden door to under stairs storage . Stairs rising to the first floor . Radiator

Kitchen/Diner

10' 04" x 5' 10" (3.15m x 1.78m) Kitchen- Tiled flooring. Wooden skirting boards . Wall Mounted radiator . Bi folding doors to rear garden.

7' 06" x 8' 11" (2.29m x 2.72m) Dining room-Wall and base units with work surface over . Built in oven and hob with extractor over. Stainless steel sink and drainer . Space for fridge/freezer. Integrated dish washer. Integrated washing machine. UPVC double glazed window to rear.

Stairs & Landing

Carpeted. Wooden skirting board. Wooden doors to :-

Bedroom One

11' 07" x 8' 00" (3.53m x 2.44m) Laminate flooring. Radiator. Upvc double glazed window to front . Built in wardrobes.

Bathroom

6' 01" x 6' 08" (1.85m x 2.03m) Tiled flooring . Wooden skirting boards. Wash hand basin with vanity unit. Low level WC. Bath with shower over. Ceiling mounted extractor fan. Wall mounted heated towel rail.

Bedroom Two

8' 10" x 6' 07" (2.69m x 2.01m) Laminate flooring. Wooden skirting boards. Radiator. Upvc double glazed window to rear.



Bedroom Three

6' 09" x 7' 06" (2.06m x 2.29m) Laminate flooring. Wooden skirting board. Upvc double glazed window to rear . Shelving space. Loft hatch (not to be used)

Rear Garden

Patio area outside bi folding doors and further patio area to the side. Outside tap. Laid to lawn . Rear gate to garage. Gravelled area . Outside light, satellite dish.

Garage

Up and over door. Personnel door . Concrete floor . Power and light . Fuse box

Agency Fee

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/

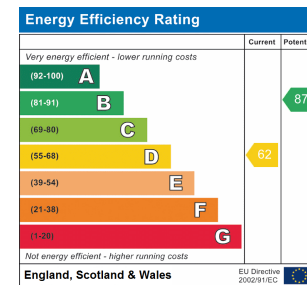
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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