



# 5, Church Street

Biggleswade,  
Bedfordshire, SG18 0JS  
£1,250 pcm

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properties

Two bedroom cottage that has been completely refurbished throughout to include a new gas boiler and rewire. Located within close proximity to the Town Centre and Train Station with direct links into London. Comprising of lounge, kitchen, bathroom, basement, two bedrooms and courtyard garden. One small pet considered. Available now. EPC Rating D. Holding fee £288.46. Deposit £1,442.31.

- Two Bedroom Cottage
- Fully Refurbished
- EPC Rating D
- Council Tax Band B
- Holding Fee £288.46
- Deposit £1,442.31

### Lounge

10' 00" NT x 8' 09" x 12' 00" (3.05m NT x 2.67m x 3.66m)

UPVC double glazed front door. Wooden flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator.

### Kitchen

10' 03" x 10' 00" (3.12m x 3.05m)

Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Stairs going down to basement. Radiator. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Freestanding fridge/freezer. Built in dishwasher. Stairs rising to first floor.

### Inner Hallway

3' 05" x 5' 01" (1.04m x 1.55m)

Wooden flooring. Wooden skirting boards. UPVC double glazed door rear. Wall mounted gas boiler. Space and plumbing for washing machine.

### Bathroom

8' 11" x 4' 08" (2.72m x 1.42m)

Tiled flooring. UPVC double glazed obscured window to side aspect. Wash hand basin with vanity unit. WC. bath with shower over. Wall mounted heated towel radiator. Wall mounted extractor fan.

### Basement

11' 08" x 9' 07" (3.56m x 2.92m)

Carpeted. Stairs going down. Wooden flooring. Radiator. Fuse box. Gas and electric meters. Power and light.

### Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm.

### Bedroom One

10' 00" NT x 8' 10" x 12' 01" (3.05m NT x 2.69m x 3.68m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

### Bedroom Two

10' 00" x 10' 01" (3.05m x 3.07m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Loft hatch (Not To Be Used). Alcove over stairs with hanging rail.

### Rear Garden

Laid to patio. Outside tap. Metal gate with access across neighbouring property for bins.



## Agent Notes

### Parking:

Whilst there is no allocated parking with the property, you can apply for a permit at Rose Lane car park for approximately £169.00 per year.

## 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/

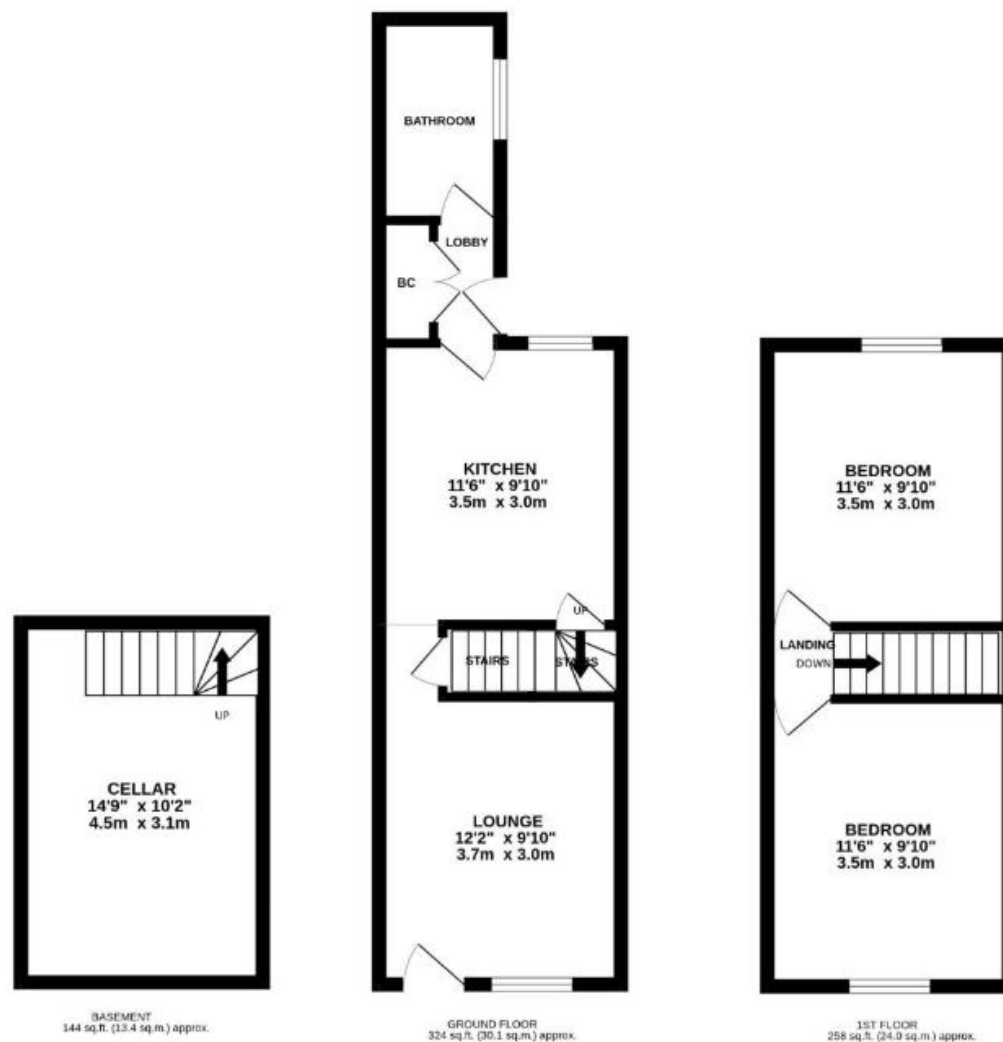
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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> | <b>88</b>               |
| (81-91)                                     | <b>B</b> |                         |
| (69-80)                                     | <b>C</b> |                         |
| (55-68)                                     | <b>D</b> |                         |
| (39-54)                                     | <b>E</b> |                         |
| (21-38)                                     | <b>F</b> | <b>61</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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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