

A photograph of a two-story brick house with a bay window and a stone wall in the foreground. The house is made of light-colored bricks with red brick accents. The bay window is white-framed and has a small flower box below it. The stone wall is made of large, rough-hewn stones. A black metal gate is visible in the foreground. The sky is blue and clear.

13, London Road

Biggleswade,
Bedfordshire, SG18 8ED
£1,350 pcm

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properties

A two bedroom end of terrace cottage comprising of entrance hall, lounge, dining room, cellar, kitchen, two bedrooms, bathroom, rear garden, outside WC and the addition of an outbuilding . Conveniently located for town centre & train station. No pets allowed. Unfurnished. Available late October. EPC Rating D. Council Tax band C. Holding Fee £311.54. Deposit £1,557.69.

- Two Bedroom End of Terrace Cottage
- Close To Local Amenities
- EPC Rating D
- Council Tax Band C
- Holding Fee £311.54
- Deposit £1,557.69

Entrance Hall

Carpeted. Radiator. UPVC double glazed window to side aspect. Wooden door into:-

Inner Hallway

Brand new carpet. Stairs rising to first floor.

Lounge

Brand new carpets. Wooden skirting boards. Radiator. UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Telephone socket. Virgin media box.

Dining Room

Brand new carpets. Wooden skirting boards. Radiator. UPVC double glazed window to side and rear aspect. Wooden door leading to cellar.

Cellar

Stairs. Power and light. Gas meter. Electric meter.

Kitchen

Vinyl flooring. Radiator. Wooden window to rear aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in hob with extractor over. Built in oven. Wooden door to rear.

Outer Passage

Carpeted. Wooden windows to rear aspect and both side aspects. Power and light. Plumbing for washing machine. Wooden door to rear garden.

Stairs and Landing

Brand new carpet. Wooden skirting boards. Radiator. Loft hatch (Not To Be Used). Steps to either side. Smoke alarm. Double wooden doors opening to storage cupboard with shelves. Wooden door opening to storage cupboard with shelves and hanging rail.

Bedroom One

Carpeted. Radiator. UPVC double glazed window to front aspect. Telephone socket. Double wooden doors to storage area with shelving. Recess area perfect for a dressing room table with UPVC double glazed window to side aspect.

Bedroom Two

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.



Bathroom

Vinyl flooring. Wooden skirting boards. Wash hand basin. WC. Bath with shower over. UPVC obscured window to rear aspect. Radiator. Wall mounted heated towel radiator. Wall mounted extractor fan.

Rear Garden

Mainly laid to lawn. Patio area. Pathway leading to metal gate to front access. Soil borders. Mature shrubs and trees. Greenhouse.

Outside WC

Tiled flooring. WC. Outside tap. Water meter. Wooden window to side aspect.

Outbuilding

Power and light. Lawnmower. Wooden window. Wooden door.

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+) A		89
(81-91) B		
(69-80) C		63
(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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