



BRITISH
PROPERTY
AWARDS
2022 - 2023

GOLD WINNER

LETTING AGENCY
IN BIGGLESWADE



75, Potton Road

Biggleswade,
Bedfordshire, SG18 0DZ
£1,100 pcm

country
properties

This Victorian 2 bedroom character terrace property is situated along Potton Road in Biggleswade, just 0.8 miles from the Town Centre and Train Station. Benefits include 2 bedrooms, lounge, dining room, kitchen, utility room, downstairs cloakroom, family bathroom and fully enclosed rear garden. One small pet considered. Available late November. EPC Rating D. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

- Two bedroom Victorian cottage
- Available Late November
- EPC Rating D
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

Ground Floor

Lounge

11' 10" x 11' 07" (3.61m x 3.53m) Upvc double glazed frosted door to front aspect. Upvc double glazed window to front aspect. Radiator. Fireplace with tiled hearth and wooden surround. Wooden laminate flooring. Built-in cupboard housing gas meter. Built-in cupboard housing fuse box.

Dining Room

11' 07" x 8' 1" (3.53m x 2.46m) Upvc double glazed window to rear aspect. Radiator. Fireplace feature. Wooden laminate flooring. Stairs rising to first floor accommodation with built-in storage. Opening to:-

Kitchen

9' 11" x 6' 10" (3.02m x 2.08m) Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built-in gas hob with extractor over. Built-in electric Neff oven. Sink and drainer unit. Space for fridge and separate freezer. Wall mounted gas fired combi boiler. Quarry tiled flooring. Ceramic tiled splash back wall areas. Upvc double glazed window to side aspect. Upvc double glazed door to side aspect.

Utility Room

6' 10" x 5' 11" (2.08m x 1.80m) Fitted with eye and base level units with roll top work surfaces over. Plumbing for washing machine. Radiator. Quarry tiled flooring. Upvc double glazed window to side aspect.

Cloakroom

Low level WC. Wash hand basin with ceramic tiled splash back. Radiator. Quarry tiled flooring.

First Floor

Landing

Loft hatch (not to be used). Doors to:-

Bedroom One

11' 11" x 11' 06" (3.63m x 3.51m) Upvc double glazed window to front aspect. Radiator.



Bedroom Two

9' 11" x 6' 10" (3.02m x 2.08m) Upvc double glazed window to rear aspect. Radiator. Cast iron feature fireplace.

Family Bathroom

8' 01" x 5' 06" (2.46m x 1.68m) Modern white 3 piece suite comprising of panelled bath with electric shower over and ceramic tiled splash back wall. Low level WC. Wash hand basin with ceramic tiled splash back. Vinyl flooring. Radiator. Extractor fan. Upvc double glazed frosted window to rear aspect.

Outside

Rear Garden

Fully enclosed garden. Mainly laid to lawn with shrubs surrounding. Large block paved patio area. Wooden shed. Front access through wooden gate to side. Wooden fence surrounding.

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/

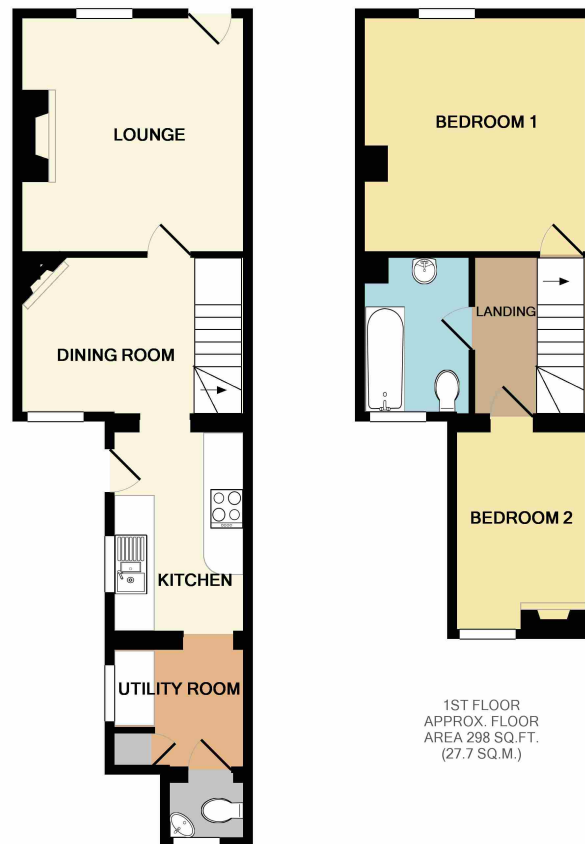
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 358 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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