



43, Bunyan Road

Biggleswade,
Bedfordshire, SG18 8QQ
£1,250 pcm

country
properties

A two bedroom end of terrace house which is conveniently located within walking distance town centre and train station. Property comprises of kitchen, lounge with bay window, two bedrooms, white bathroom suite, double glazed and gas radiator heating. Available mid April. EPC Rating C. Council tax band B. Holding fee £288.46. Deposit £1,442.31.

- Two Bedroom Terraced House
- Close to Local Amenities
- EPC Rating C
- Council Tax Band B
- Holding Fee £288.46
- Deposit £1,442.31

Ground Floor

uPVC Front Door Into:-

Entrance Hall

Vinyl flooring. Radiator. Wooden skirting boards. Wooden door to storage cupboard housing boiler. Wooden door to under stairs storage cupboard. Fuse box. Wooden door to:-

Kitchen

11' 8" x 6' 5" (3.56m x 1.96m)

Vinyl flooring. Wooden skirting boards. Wall and base units with work surfaces over. Breakfast bar. Stainless steel sink and drainer unit. Built-in electric oven and hob with wall mounted extractor fan over. Space for fridge/freezer, washing machine and dishwasher. Radiator. uPVC double glazed window to front.

Lounge

14' 1" narrowing to 11' 9" x 12' 8" (4.29m x 3.86m)
Carpeted. Wooden skirting boards. Radiator. Stairs rising to first floor accommodation. uPVC double glazed bay window to front.

First Floor

Landing

Carpeted. Wooden skirting boards. Loft hatch (not to be used). Wooden doors to:-

Bedroom One

14' 6" narrowing to 11' 9" x 8' 4" (4.42m x 2.54m)
Carpeted. Wooden skirting boards. Radiator. uPVC double glazed window to front.

Bedroom Two

11' 9" narrowing to 9' 6" x 6' 7" (3.58m x 2.01m)
Carpeted. Wooden skirting boards. Radiator. Freestanding wardrobe. uPVC double glazed window to front.

Bathroom

Vinyl flooring. Wooden skirting boards. Radiator. Bath with shower over. WC. Wash hand basin. uPVC double glazed obscure window to front.



Outside

Front

Pathway leading to front door. Mainly laid to lawn.
Outside storage cupboard.

Parking

Allocated parking space to front of property.

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/

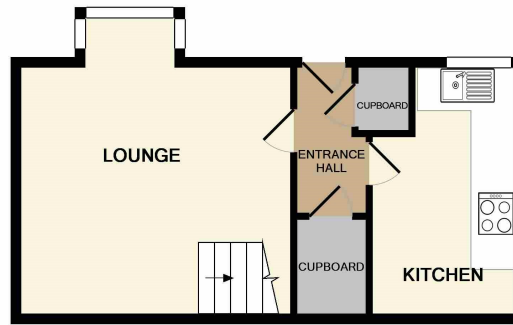
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

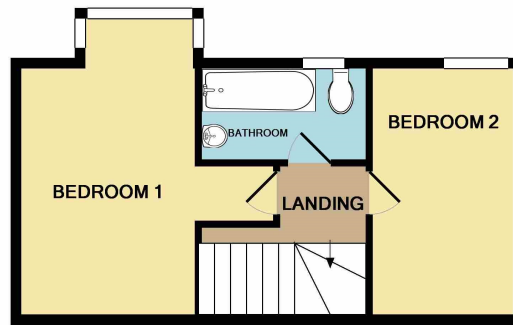
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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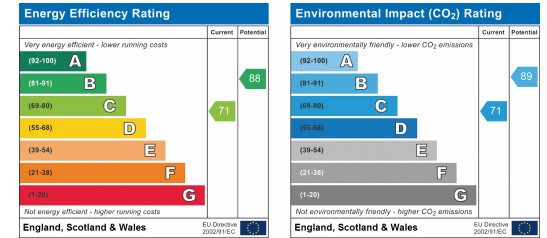
GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 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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