



15, London Road

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

country
properties

A two bedroom house comprising of front garden, entrance hall, two reception rooms, inner hallway, kitchen, cellar, two bedrooms, bathroom and two rear gardens with an outbuilding. Property is available from late September. EPC Rating C. Council Tax Band C. Holding fee £311.54. Deposit £1,557.69.

- Two Bedrooms
- Close To Local Amenities
- Available Late September 2026
- Council Tax Band C
- Holding Fee £311.54
- Deposit £1,557.69

Front Garden

Metal gate. Pathway leading to front door. Gravelled areas. Borders with shrubs. Sataellite dish.

Entrance

Carpeted. Stairs rising to first floor. Smoke alarm. Heating thermostat.

Reception Room One

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Feature fire place.

Inner Hallway

Tiled flooring. Wooden door to basement.

Kitchen

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Wall and base units with work surfaces over. Stainless steel sink and drainer. Space for fridge/freezer. Space for washing machine. Built in oven and hob.

Reception Room Two

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. NTL box.

Cellar

Stairs going down to cellar. Fusebox. Electric meter.

Stairs and Landing

Carpeted. UPVC double glazed window to front aspect.

Bedroom One

Carpeted, Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Two built in wardrobes. Dressing area.

Bathroom

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to the rear aspect. Shower. Bath. WC. Wash hand basin with vanity unit. Wall mounted gas boiler. Smoke alarm. CO Alarm.

Bedroom Two

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

Rear Garden

Laid to patio. Gas meter box. Soil border.

Outbuilding

Brick outbuilding. Outside WC (Unknown if operational).

Second Rear Garden

Mainly laid to lawn. Mature trees and shrubs. Outside tap. Fully enclosed.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

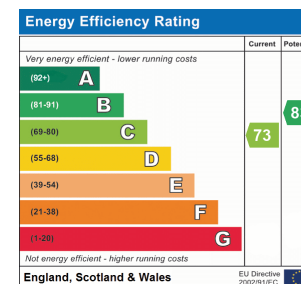
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or 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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Viewing by appointment only

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