



26b, Hitchin Street

Biggleswade,
Bedfordshire, SG18 8BE
£1,395 pcm

country
properties

A two bedroom semi detached home located within walking distance to the town centre and train station. Comprising of entrance hall, open plan kitchen/lounge, cloakroom, two bedrooms, a newly fitted bathroom, rear garden, cabin and front driveway with off road parking for several cars. EPC Rating C. Council Tax Band B. Holding fee £321.92. Deposit £1,609.61.

- Two Bedroom House
- Close To All Local Amenities
- EPC Rating C
- Council Tax Band B
- Holding Fee £321.92
- Deposit £1,609.61

Front Garden

Shared driveway leading to off road parking for several cars. Outside tap. UPVC double glazed front door. Gas and electric meter box.

Entrance

Wooden flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Wooden door into:-

Open Plan Kitchen/Lounge

Wooden flooring. Wooden skirting boards. Wall and base units with work surfaces over. Breakfast bar. Sink and drainer. Built in oven and hob with extractor over. Space for fridge/freezer. Space for washing machine. Space for slim line dishwasher. Smoke alarm. UPVC double glazed window to front aspect. Gas boiler.

Lounge

Carpeted. Wooden skirting boards. UPVC double glazed window to side aspect. UPVC double glazed door into rear garden. Stairs rising to first floor. Vertical radiator.

Cloakroom

Wooden flooring. Wooden skirting boards. Radiator. WC. Wash hand basin with vanity unit. Wall mounted extractor fan.

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

Bedroom One

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

Bathroom

Vinyl flooring. UPVC double glazed obscured window to side aspect. Bath with shower over. Wash hand basin with vanity unit. WC. Wall mounted heated towel radiator. Wall mounted extractor fan. Doors opening to storage area.

Bedroom Two

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

Rear Garden

Patio area. Mainly laid to lawn. Wooden gate to the driveway. Outside light.



Cabin

Wooden cabin. Wooden door into workshop space. Concrete floor. Power and light. Wooden door into office space. Wooden flooring. Wooden skirting boards. UPVC double glazed window. Power and light. Current owners have a booster for the internet to use in the office.

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/

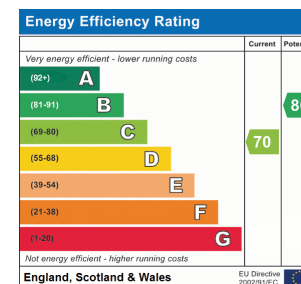
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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