

15, Grasmere Road

Biggleswade,
Bedfordshire, SG18 8QN
£1,000 pcm

country properties

Two bedroom cluster home overlooking the green. Comprising of entrance hall, kitchen, lounge, two bedrooms and family bathroom. Benefiting from gas central heating, uPVC double glazing and one allocated parking space. Available early November. EPC Rating D. Council tax band B. Holding Fee £230.77. Deposit £1,153.84.

- Two Bedrooms
- One Allocated Parking Space
- EPC Rating D
- Council Tax Band B
- Holding Fee £230.77
- Deposit £1,153.84

Ground Floor

Entrance Hall

Front door into entrance hall. Under stairs storage cupboard. Coved ceiling. Built in further cupboard. Door into kitchen. Door to:-

Lounge

14' 1" x 12' 7" (4.29m x 3.84m)
uPVC double glazed bay window to front. Coved ceiling. Inset lighting. Double radiator. Dimmer switch. Stairs to first floor.

Kitchen/breakfast Room

11' 6" x 6' 5" (3.51m x 1.96m)
uPVC double glazed window to front. Stainless steal single drainer sink unit. Space and plumbing for washing machine. Space for fridge/freezer. Fan assisted electric oven and hob, extractor fan over. Wall and base units with work surfaces over. Coved ceiling. Breakfast bar. Dimmer switch. Radiator.

First Floor

Landing

Coved ceiling. Doors to:-

Bedroom One

11' 10" x 8' 6" plus door recess (3.61m x 2.59m)
Built in wardrobe with hanging rail and shelving. Radiator. uPVC double glazed window to front. Coved ceiling.

Bedroom Two

11' 9" x 6' 6" (3.58m x 1.98m)
Radiator. uPVC double glazed box bay window. Coved ceiling.

Bathroom

Panelled bath with hand held shower over. Pedestal basin. Low level WC. UPVC opel double glazed window to front. Coved ceiling. Inset lighting. Radiator. Built in cupboard.

Outside

One allocated parking space.

Garden

Outside light. Laid to lawn. Tree. Garden over looks green to front.







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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