



Hill Farmhouse

Mill Road, Stanford, Biggleswade,
Bedfordshire, SG18 9JH
£2,750 pcm

country
properties

A newly refurbished detached property located within the rural location of Stanford outside the village itself. The village has good access to Bedford, Shefford and the A1. The property comprises of kitchen, utility, cloakroom, two reception rooms, four bedrooms, one with an en-suite, a family bathroom and large cellar. Available from the end of October. EPC rating C. Council Tax band F. Deposit £3,173.00.

- Four Bedrooms
- Detached Property
- Rural Location
- EPC Rating C
- Council Tax Band F
- Deposit £3,173.00

Front Door leading into:

Entrance Hall

Stairs rising to first floor. Doors leading to all rooms.

Dining Room

13' 8" x 12' 8" (4.17m x 3.86m)
Karndean flooring. Wooden skirting board.
Freshly painted.

Lounge

13' 7" x 12' 8" (4.14m x 3.86m)
Carpeted. Wooden skirting boards. Freshly painted. Stove with mantle place. Plug Sockets. TV aerial point. Inset ceiling spot lights. Window.

Kitchen

13' 8" x 12' 8" (4.17m x 3.86m)
Tiled flooring. Wall and base units with wood effect work surfaces over. Under counter lighting. Space for Range Cooker. Space for dishwasher. Tiled splash back. One and a half bowl sink and drainer with brushed chrome effect swan neck tap over. Plug sockets. Dual aspect sash style windows. Inset ceiling spot lights.

Utility Room

11' 2" x 8' 10" (3.40m x 2.69m)
Tiled flooring. Base units with wood effect work surfaces over. Space for a washing machine. Space for a tumble dryer. Sink and drainer with chrome effect swan neck tap over. Tiled splash back. Freshly painted walls. Feature fire place. Sash style window. Inset ceiling spot lights.

Cellar

17' 9" x 13' 0" (5.41m x 3.96m)
Stairs down.

Stairs and Landing

Doors leading to all rooms.



Bedroom One

14' 0" x 13' 0" (4.27m x 3.96m)

Brand new carpet. Wooden Skirting boards. Freshly painted. Feature fire place with mantle piece (Not To Be Used). Plug sockets. TV aerial point. Window. Door leading to:

En-Suite

Vinyl flooring. Wall mounted basin with tiled splash back. Low level WC. Walk in shower cubicle. Wall mounted towel radiator. Inset ceiling spot light. Window.

Bedroom Two

14' 1" x 13' 1" (4.29m x 3.99m)

Brand new carpet. Wooden skirting boards. Freshly painted. Feature fire place with mantle piece (Not To Be Used). Inset ceiling spot light. Window.

Bedroom Three

14' 1" x 13' 1" (4.29m x 3.99m)

Brand new carpet. Wooden skirting boards. Freshly painted. Inset ceiling spot lights. Window.

Family Bathroom

Vinyl flooring. Wall mounted basin with tiled splash back. Panel enclosed bath with tiled splash back. Low level WC. Shower cubicle. Freshly painted. Sash style window. Wall mounted extractor fan. Inset ceiling spot lights.

Bedroom Four

9' 3" x 8' 10" (2.82m x 2.69m)

Brand new carpet. Wooden skirting boards. Freshly painted. Inset ceiling spot lights.

Rear Garden

Large rear garden with useful outbuilding and off road parking. The property is also offered with a small copse directly opposite.

Agency Notes

Services

Mains water, oil-fired central heating supplemented by a multi fuel stove in the living room. There is a Klargeseter sewage treatment for the property.

Solar panels and battery storage.

Please note Country Properties are advertising this property on behalf of The Southill Estate, your details will be passed onto the Southill Estate for them to contact you to arrange a viewing.

Agency Fees

Five weeks rent for the deposit - £3,173.00. Term- the property will be available on an Assured Periodic Tenancy.

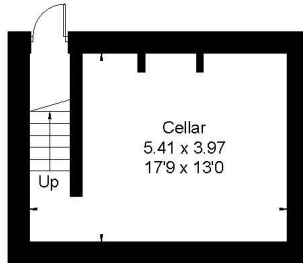


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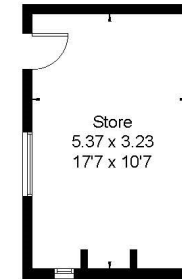
Approximate Floor Area = 206.7 sq m / 2224 sq ft (Including Cellar)

Outbuilding = 17.4 sq m / 187 sq ft

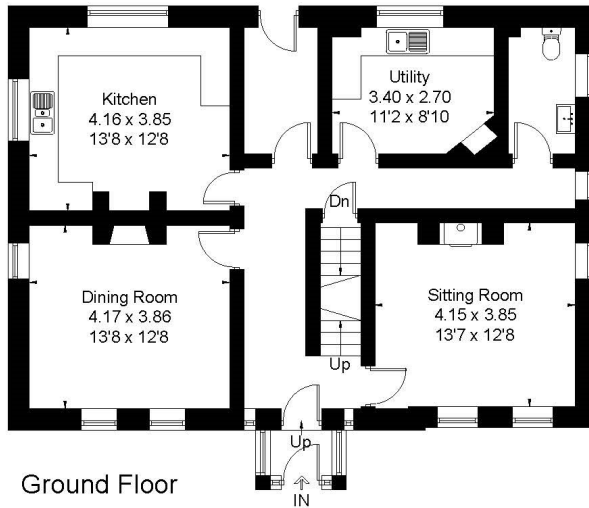
Total = 224.0 sq m / 2412 sq ft



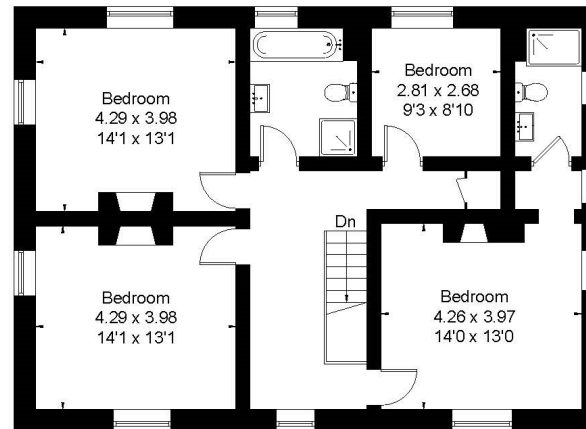
Cellar



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #115568

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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