

27, Woodpecker Close

Great Barford, Bedford,
MK44 3BG

£2,700 pcm

country properties

An opportunity not to be missed in the sought after location of Great Barford. A four bedroom family home comprising of entrance hall, kitchen, utility room, cloakroom, study/playroom, four bedrooms, two en-suites, family bathroom, rear garden, garage and parking for two vehicles. Available Immediately. EPC Rating C. Council Tax Band D. Holding Fee £623.08. Deposit £3,115.38.

- Four Bedrooms
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Front Garden

Pathway leading to front door. Pathway leading to side gate. Outside light. Gas and electric meters. Mainly laid to lawn surrounded by hedging.

Entrance Hall

UPVC double glazed front door. Wooden flooring. Wooden skirting boards. Radiator. Fuse box. Stairs rising to first floor. Smoke alarm. Wooden door into under stairs storage cupboard.

Kitchen

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven, grill and hob with extractor over. Built in dishwasher. Freestanding American fridge/freezer. Wall mounted gas boiler. Heating and hot water control panel. Heat alarm. Carbon monoxide alarm. Archway through to:-

Utility Room

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed door onto the rear garden. UPVC double glazed window to side aspect. UPVC double glazed window to rear aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Ceiling mounted extractor fan.

Cloakroom

Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin. Low level WC. Ceiling mounted extractor fan. Wall mounted wooden cabinet.

Lounge

Wooden flooring. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed window to side aspect. Two radiators. Wooden sliding doors into reception room. Virgin media box. Telephone socket. Heating control thermostat.

Dining Room

Wooden flooring. Wooden skirting boards. Two radiators. UPVC double glazed window and doors to rear of property. TV aerial socket. Wooden door into:-

Study/Playroom

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. TV aerial socket.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Loft Hatch (Not To Be Used). Heating control thermostat. Smoke alarm. Wooden doors to all rooms. Wooden door into airing cupboard housing hot water tank with fitted shelf.

Bedroom One

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Fully fitted wardrobes. Fitted bedside table. TV aerial point. Wooden door into:-







En-Suite

Tiled flooring. UPVC double glazed obscured window to front aspect. Radiator. Wash hand basin. Low level WC. Shower enclosure. Ceiling mounted extractor fan. Shaver socket. Wall mounted mirrored medicine cabinet.

Family Bathroom

Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin. Low level EC. Bath with shower attachment. Ceiling mounted extractor fan. Shaver socket. Wall mounted medicine cabinet.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window so side aspect. UPVC doubel glazed window to rear aspect. TV aerial point.
Wooden frame through to:
Dressing Area:
Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator. Fitted wardrobes. Wooden door into:-

En-Suite

Tiled flooring. UPVC double glazed obscured window to rear aspect. Wash hand basin. Low level WC. Shower enclosure. Wall mounted heated towel radiator. Fitted storage unit. Shaver socket. Ceiling mounted extractor fan.

Bedroom Three

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Sliding wooden doors into built in wardrobe space with light.

Bedroom Four

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

Rear Garden

Mainly laid to lawn. Gravelled area. Patio area. Pathway leading to wooden gate onto front access. Outside lights. Outside tap. Wooden storage shed. Outside electrical socket. Pathway leading to wooden side gate leading onto the garage and two parking spaces with additional wooden shed.

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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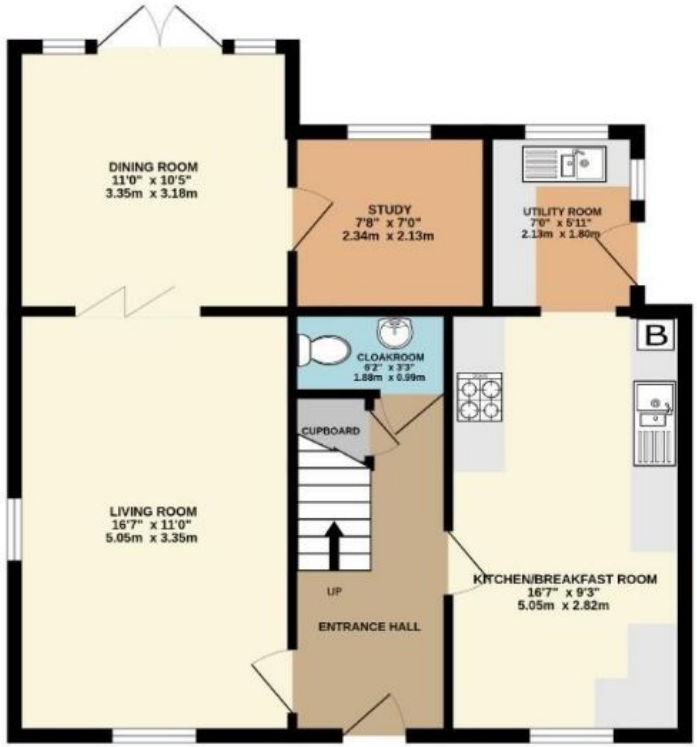




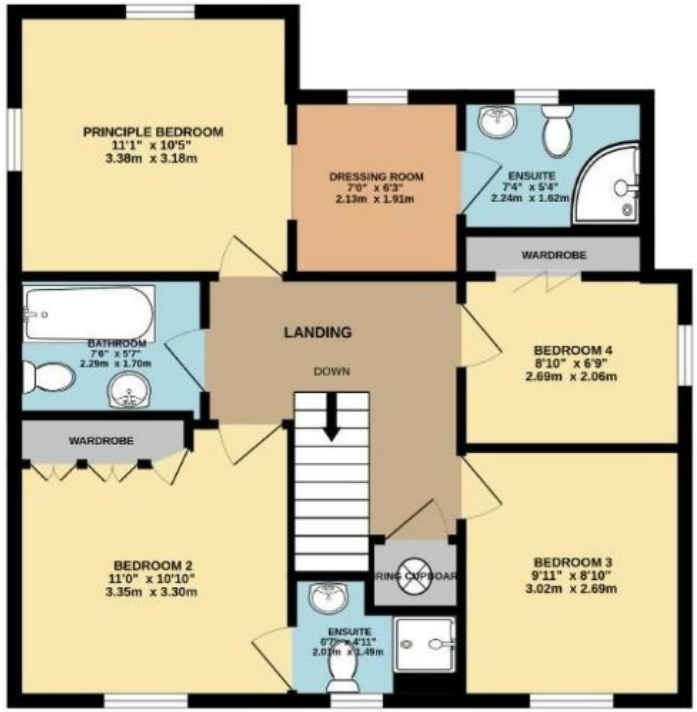




GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

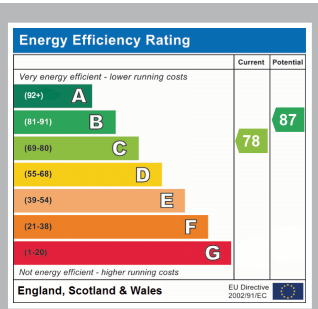


1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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