



Anderson Road | Biggleswade | SG18 8FX

Rent £1,395 pcm

- Semi-Detached House
- Two Bedrooms
- Ensuite to Master
- Open Plan Living
- Enclosed Rear Garden
- Allocated Parking
- Unfurnished
- Council Tax Band C
- EPC Rating C
- Available Beginning of July

FAQ's

Council Tax Band: C

Smoking: Not Allowed

Application Process**Holding Deposit**

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit

The deposit is equal to 5 weeks rent.

Tenant Fees

Changes to the Tenancy Agreement - **£50 inc VAT**

Standard Door Key Replacement - **£10 inc VAT**

Specialist Door Key Replacement - **£20 - £50 inc VAT**

Fob Replacement - **£50 inc VAT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Main Front Door: Utility Cupboard housing Boiler with Plumbing for Washing Machine: Tiled Flooring: Radiator: Door to Cloakroom and Open Plan Lounge/Kitchen.

CLOAKROOM 4' 11" x 4' 02" (1.5m x 1.27m) Obscured Window to Front: Toilet: Wash Hand Basin: Extractor Fan: Tiled Flooring: Radiator.

OPEN PLAN LOUNGE/KITCHEN Kitchen Area: 10' 01 x 9' 01 - Range of Bas and Wall Units: Electric Oven: Gas Hob: Extractor Hood: Space for Fridge/Freezer and Slimline Dishwasher: Additional Shelving Storage facing Lounge: Tiled Flooring.

Lounge Area: 14' 00 x 13' 01 - Patio Doors to Garden: Fitted Carpet: Radiator.

LANDING Fitted Carpet: Radiator: Doors to Bedrooms and Bathroom.

MASTER BEDROOM 11' 10" x 9' 09" (3.61m x 2.97m) Window to Rear: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 9' 04" x 3' 01" (2.84m x 0.94m) Toilet: Wash Hand Basin: Shower Cubicle: Extractor Fan: Tiled Flooring: Radiator.

BEDROOM TWO 13' 00" x 8' 02" (3.96m x 2.49m) Window to Front: Fitted Carpet: Radiator.

BATHROOM Obscured Window to Side: Toilet: Wash Hand Basin: Bath with Shower Over: Extractor Fan: Heated Towel Rail: Tiled Flooring.

OUTSIDE Enclosed Rear Garden with Shed. Side and Rear Access. One Allocated Parking Space to the Rear.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

