



Bedford Road | | Great Barford | MK44 3JD

Rent £1,300 pcm

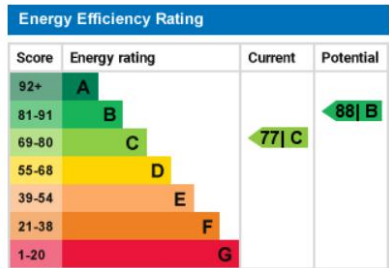
- 3 Double Bedrooms
- Pets Will Be Considered
- Conservatory
- Bathroom & EnSuite
- Low Maintenance Garden
- Allocated Parking
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'C'
- Available July 2025

**FAQ's**  
Council Tax Band:  
Pets: Not Allowed  
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 "Referending," 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**



**ENTRANCE HALLWAY** Door to Front: Radiator: Storage Cupboard: Stairs to Frist Floor Landing.

**WC** Window to Front: WC: Wash Hand Basin: Radiator: Extraction Fan.

**KITCHEN** 11' 05" x 08' 04" (3.48m x 2.54m) Window to Front: Fitted Modern Kitchen: Integrated Electric Oven: Ceramic Hob: Extraction Hood: Integrated Fridge/Freezer: Plumbing for Washing Machine: Radiator.

**LOUNGE** 15' 04" x 13' 00" (4.67m x 3.96m) Window to Rear: French Doors to Conservatory: Radiator.

**CONSERVATORY** 08' 05" x 08' 01" (2.57m x 2.46m) French Doors to Rear Garden.

**FIRST FLOOR LANDING** Window to Front: Storage Cupboard: Stairs to Second Floor Landing.

**BEDROOM TWO** 13' 05" x 08' 05" (4.09m x 2.57m) Window to Rear: Free Standing Wardrobes: Radiator.

**BATHROOM** 09' 02" x 06' 01" (2.79m x 1.85m) Window to Rear: WC: Wash Hand Basin: Bath: Radiator: Extraction Fan: Storage Units.

**BEDROOM THREE** 09' 11" x 08' 04" (3.02m x 2.54m) Window to Front: Radiator.

**MASTER BEDROOM** 12' 11" x 10' 02" (3.94m x 3.1m) Window to Rear: Built-in Wardrobes: Radiator.

**ENSUITE** Velux Window to Rear: WC: Wash Hand Basin: Shower Cubicle: Extractor Fan.

**REAR GARDEN** Fully Enclosed: Gated Access: Shed.

**PARKING** Two allocated parking spaces located to the rear of the property.

