



Arnold Rise | Biggleswade | SG18 8UF

Rent £1,900 pcm

- Four Bedroom Home
- Detached Property
- Gas Central Heating
- Garage
- Good Sized Garden
- Integrated Appliances
- Built-in Wardrobes
- EPC Rating 'B'
- Council Tax Band 'E'
- Available 28th February 2026

FAQ's

Council Tax Band: E

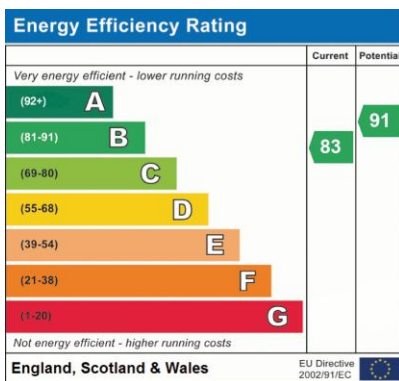
Smoking: Not Allowed

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 declining. 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 FeesChanges 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 HALL 19' 00" x 6' 04" (5.79m x 1.93m) Front Door Leading To Entrance Hallway, Tiled Flooring, White Painted Walls, Doors Leading To Lounge, WC, Kitchen.

LOUNGE 14' 08" x 10' 08" (4.47m x 3.25m) Beige Fitted Carpet, White Painted Walls With Feature Wall, Window To Front.

CLOAKROOM 5' 03" x 4' 00" (1.6m x 1.22m) White Tiled Flooring, White Ceramic Wash Hand Basin, White Ceramic Toilet.

KITCHEN/DINER 17' 06" x 11' 01" (5.33m x 3.38m) White Kitchen Units With Wooden Worktops, White Tiled Flooring, Integrated Washing Machine, Fridge/Freezer, Dishwasher, Gas Hob And Extractor, Oven.

UTILITY ROOM Washing Machine Integrated, Wooden Worktops, White Kitchen Units, Shelving.

MASTER BEDROOM 12' 05" x 8' 03" (3.78m x 2.51m) White Painted Walls With Feature Wall, Built In Double Wardrobe, Window To Side, Door To Ensuite.

ENSUITE 4' 00" x 3' 11" (1.22m x 1.19m) Shower Cubicle, Tiled Flooring, White Ceramic Toilet And Wash Hand Basin.

BEDROOM TWO 10' 05" x 10' 09" (3.18m x 3.28m) Built In Double Wardrobe, Grey Painted Walls With Wallpaper Feature Wall, Window To Front, Beige Fitted Carpet.

BEDROOM THREE 6' 11" x 7' 02" (2.11m x 2.18m) White Painted Walls, Beige Fitted Carpet, Window To Front.

BEDROOM FOUR 10' 10" x 6' 11" (3.3m x 2.11m) White Painted Walls With Yellow Painted Feature Wall, Beige Fitted Carpet, Window To Front.

LANDING 11' 10" x 6' 11" (3.61m x 2.11m) Beige Fitted Carpets, Doors Leading To All Bedrooms And Bathroom, White Painted Walls.

GARDEN Good Sized Garden, Patio, Laid To Lawn Grass, Gate To Side For Access To Parking, Personal Door To Garage.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

