



13 Old North Road, Bassingbourn, Royston, SG8 5JG

RENT PCM: £1,400 pcm DEPOSIT: £1,615

Unfurnished three bedroom end of terrace property situated in the popular village of Bassingbourn, close to schools and local amenities. Parking for three vehicles.

AVAILABLE: Available Now

EPC RATING: B

COUNCIL TAX: D

VIEWING NOTES:

ENTRANCE HALLWAY uPVC part glazed door to hallway. Smoke detector. Wood effect flooring. Built in cupboard housing heating system.

CLOAKROOM: uPVC obscure double glazed window to front with blind. White suite comprising low level toilet, pedestal wash hand basin with mixer tap. Tiled splashback. Single radiator. Spotlights. Wood effect flooring.

OPEN PLAN KITCHEN/LOUNGE/DINER 22' 5" x 15' 10" > 8' (6.83m 22' 5" x 15' 10" > 8' 6" (6.83m x 4.82m > 2.59m) uPVC double glazed French doors to rear. Range of white gloss wall and base units with charcoal work surface over. Lamona built in double electric oven with ceramic hob and extractor hood over. Stainless steel single drainer sink unit with mixer tap. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Building in storage cupboard. Double radiator. Spotlights. Television point. Telephone point. Wood effect flooring.

FIRST FLOOR LANDING: uPVC double glazed window to side. Loft hatch. Smoke detector. Ceiling Pendant. Carpet. Doors to:

BEDROOM ONE: 14' 8" x 8' 7" (4.46m x 2.62m) uPVC double glazed window to rear. Ceiling pendant. Television point. Double radiator. Carpet.

BEDROOM TWO: 12' 9" x 8' 7" (3.88m x 2.62m) uPVC double glazed window to front. Ceiling pendant. Television point. Double radiator. Carpet.

BEDROOM THREE: 10' 7" x 6' 9" (3.23m x 2.07m) uPVC double glazed window to rear. Ceiling pendant. Television point. Radiator. Carpet.

FAMILY BATHROOM: uPVC obscure double glazed window to front. White suite comprising panel enclosed bath with shower over and shower screen. Low level toilet. Pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Spotlights. Laminate flooring.

DRIVEWAY: Parking for three vehicles

REAR GARDEN: Enclosed rear garden with patio area leading to lawn area. Outside lights. Outside tap. Rear gate.

AGENTS NOTES: The property has the benefit of an air source heat pump which supplies the heating to the property via radiators.

Energy performance rating B. Council tax band D.

Professionals only. No smokers. No pets. No sharers. No students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

LOCAL AREA INFORMATION Bassingbourn cum Kneesworth is a civil parish in South Cambridgeshire, about 14 miles south west of Cambridge, and lies just north of Royston, Hertfordshire. The village has a range of amenities; a village shop, sub post office, garage, hairdressers, coffee shop and library/café. Also a doctors' surgery, dental surgery, two public houses and a few restaurants. There are local bus routes serving Bassingbourn and dedicated school.

Education Primary: Bassingbourn Community Primary School (ages 4–11) serves the younger children, with school transport arrangements in place. Secondary: Bassingbourn Village College serves ages 11 16.