



Bedford Road | Great Barford | MK44 3JD

Rent £1,450 pcm

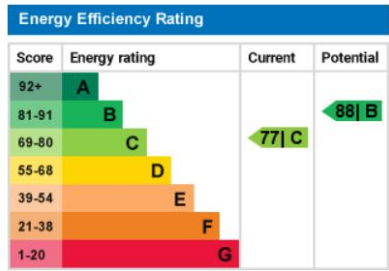
- 3 Double Bedrooms
- Close to Local Amenities
- Conservatory
- Bathroom & En-suite
- Low Maintenance Garden
- Allocated Parking
- Unfurnished
- EPC Rating 'C'
- Council Tax Band 'C'
- Available November

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**



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.

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

