



Sanger Avenue | Biggleswade | SG18 8FY

Rent £1,595 pcm

- End Terraced House
- Three Bedrooms
- Ensuite to Master
- Kitchen with Integrated Appliances
- Gas Central Heating
- Enclosed Rear Garden
- Allocated Parking for Two Cars
- EPC Rating C
- Council Tax Band D
- Available End of June

FAQ's

Council Tax Band: D
 Pets: Considered
 Smoking: Not Allowed

Application Process

Holding Deposit

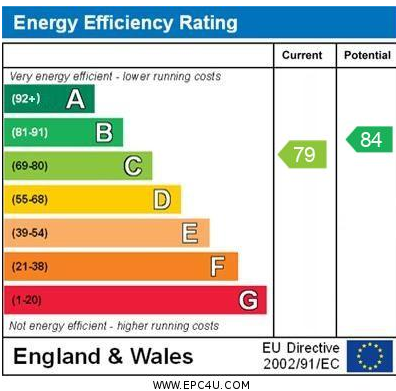
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in 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 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 HALL Front Door: LVT Flooring: Radiator: Door to Cloakroom and Lounge.

CLOAKROOM 6' 02" x 3' 03" (1.88m x 0.99m) Toilet: Wash Hand Basin: LVT Flooring: Radiator: Extractor Fan.

LOUNGE 15' 02" x 10' 04" (4.62m x 3.15m) Window to Front: TV Bracket: LVT Flooring: Radiator: Opening to Stairs and Kitchen.

KITCHEN 14' 10" x 10' 09" (4.52m x 3.28m) Range of Base and Wall Units: Kitchen Island with Breakfast Bar: Gas Hob: Electric Oven: Extractor Hood: Free Standing Fridge Freezer: Integrated Washing Machine and Slimline Dishwasher: Tiled Flooring: Patio Doors to Garden.

LANDING Fitted Carpet: Doors to All Rooms and Bathroom.

MASTER BEDROOM 10' 00" x 9' 11" (3.05m x 3.02m) Window to Rear: Built In Wardrobes and Drawers: Over Stair Storage Cupboard: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 9' 02" x 4' 08" (2.79m x 1.42m) Obscured Window to Rear: Toilet: Wash Hand Basin: Shower Cubicle: LVT Flooring: Radiator: Extractor Fan.

BEDROOM TWO 9' 05" x 7' 09" (2.87m x 2.36m) Window to Front: Fitted Carpet: Radiator.

BEDROOM THREE 7' 11" x 6' 10" (2.41m x 2.08m) Window to Front: LVT Flooring: Radiator.

BATHROOM 6' 10" x 6' 02" (2.08m x 1.88m) Obscured Window to Side: Bath with Shower Over: Toilet: Wash Hand Basin: LVT Flooring: Radiator: Extractor Fan.

OUTSIDE Enclosed Rear Garden with Side Access. Patio Area with Artificial Grass: Shed. Two Allocated Parking Spaces to Rear.

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

