



## Arnold Rise | Biggleswade | SG18 8UF

Rent £1,695 pcm

- Three Bedroom Family Home
- Semi Detached
- Off Road Parking
- Enclosed Garden
- Garage Converted Office Space
- Extended Property
- Integrated Appliances
- Council Tax Band 'D'
- EPC Rating 'B'
- Available May 2026

**FAQ's**

Council Tax Band: D

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 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** White Composite Front Door; White Painted Walls; Door leading to lounge; Kardean Flooring; Radiator.

**LOUNGE** 13' 11" x 12' 00" (4.24m x 3.66m) Grey painted walls; Kardean Flooring; Window to front; Radiator to front; Door leading to kitchen; Door leading to entrance hallway; Fitted light pendant.

**CLOAKROOM** 6' 00" x 3' 06" (1.83m x 1.07m) White ceramic basin and toilet; Blue and white painted walls; Kardean Flooring.

**KITCHEN/DINER** 15' 00" x 9' 03" (4.57m x 2.82m) Green painted walls; Grey tiled splashback; Cream gloss kitchen wall and base units; Integrated dishwasher; Integrated washing machine; Integrated Fridge/Freezer; Gas hob; Kardean flooring.

**EXTENSION** 14' 05" x 9' 07" (4.39m x 2.92m) Green and white painted walls; Kardean flooring; White UPVC patio doors leading to garden.

**STAIRS/LANDING** Neutral coloured fitted carpet; Doors leading to bedrooms and bathroom.

**BEDROOM ONE** 9' 09" x 10' 00" (2.97m x 3.05m) Navy blue and white painted walls; Neutral coloured fitted carpet; Fitted double wardrobe; Window to front; Radiator to front.

**ENSUITE** 5' 10" x 5' 05" (1.78m x 1.65m) White ceramic basin and toilet; Shower cubicle; Vinyl flooring; Navy blue and white painted walls.

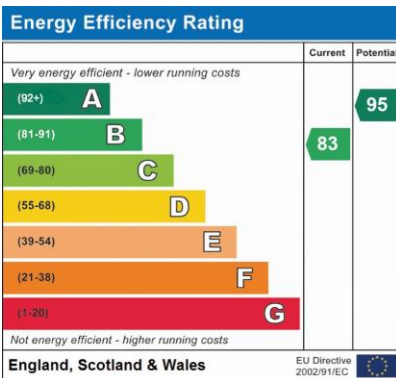
**BEDROOM TWO** 11' 10" x 9' 02" (3.61m x 2.79m) Neutral fitted carpet; White painted walls; Window to rear; Radiator to rear.

**BEDROOM THREE** 11' 09" x 6' 07" (3.58m x 2.01m) Neutral fitted carpet; White painted walls; Window to rear; Radiator to rear.

**FAMILY BATHROOM** 6' 07" x 6' 07" (2.01m x 2.01m) Grey vinyl flooring; White ceramic basin and toilet; Shower over bath; Tiled shower area.

**GARAGE** Single garage; Sectioned off with use for office space with lighting and power.

**GARDEN** Grass garden with patio; Wooden boarder edges; Gate for rear access.



**AGENT DETAILS** Client Money Protection Scheme: safeagent

