

9 Parry Rise | | Biggleswade | SG18 8FU

Rent £1,750 pcm

- Town House
- Three Bedrooms
- Master Suite with Ensuite
- Bedroom Two with Ensuite
- Conservatory
- Enclosed Rear Garden
- Parking to Front of Property
- Council Tax Band 'D'
- EPC Rating 'B'
- Available February 2025

FAQ's

Council Tax Band: D

Pets: Not Allowed

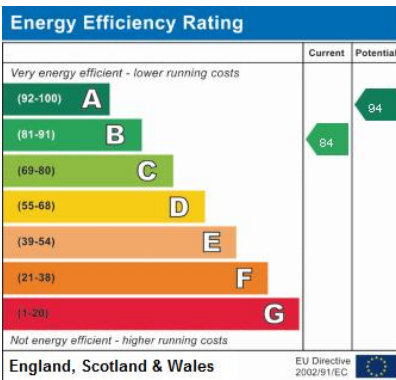
Smoking: Not Allowed

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 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**

Address:

9 Acorn Close Biggleswade NG18 8FU

Reference:

9 Acorn Close

ENTRANCE HALLWAY Stairs to First Floor Landing: Doors to WC: Kitchen/Dining Area: Lounge.

WC Toilet: Wash Hand Basin: Radiator.

KITCHEN/DINING AREA 15' 02" x 07' 10" (4.62m x 2.39m) Modern Fitted Kitchen: Rangemaster 7 Ring Cooker with Double Oven: Integrated Fridge/Freezer: Separate Freezer: Dishwasher: Washing Machine: Window to Front: Radiator.

LOUNGE 14' 09" x 10' 11" (4.5m x 3.33m) Window to Rear: Door Into Conservatory: Storage Cupboard: Radiator.

CONSERVATORY 12' 09" x 11' 08" (3.89m x 3.56m) Bi-Fold Door into Garden: Electric Mounted Wall Heater:

STAIRS TO FIRST FLOOR LANDING Currently Used As Office Space: Storage Cupboard: Door to Inner Landing.

BEDROOM TWO 12' 07" x 09' 10" (3.84m x 3m) Two Windows to Rear: Fitted Wardrobes: Radiator: Door to Ensuite.

ENSUITE Single Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator.

BEDROOM THREE 10' 02" x 07' 06" (3.1m x 2.29m) Window to Front: Radiator.

FAMILY BATHROOM Window to Front: Shower Over Bath: Toilet: Wash Hand Basin: Heated Towel Radiator.

STAIRS SECOND FLOOR LANDING Velux Window to Rear: Storage Cupboard: Door to Master Suite.

MASTER SUITE 11' 07" x 11' 01" (3.53m x 3.38m) Window to Front: Storage Cupboard: Radiator: Door to Ensuite.

ENSUITE Single Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator: Velux Window to Rear.

GARDEN Fully Enclosed Garden: Astro Turf: Rear Gated Access. Parking to the Front of the Property.

