



3 Ouse Way | | Biggleswade | SG18 8PZ

Rent £1,750 pcm

- Three Storey Town House
- Three Bedrooms
- Master Suite
- Driveway Parking
- Single Garage
- Power and Light to Garage
- Fully Enclosed Rear Garden
- Council Tax Band 'D'
- EPC Rating 'B'
- Available January 2025

FAQ's

Council Tax Band: D

Pets: Not Allowed

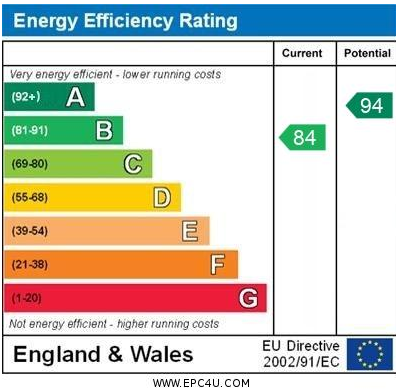
Smoking: Not Allowed

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**

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

KITCHEN 13' 01" x 07' 04" (3.99m x 2.24m) Window to Front: Radiator: Modern Fitted Kitchen: Gas Hob: Electric Oven: Integrated Fridge/Freezer: Dishwasher and Washing Machine.

WC Fitted White Suite: Wash Hand Basin: Toilet: Radiator.

LOUNGE/DINING ROOM 13' 11" x 13' 04" (4.24m x 4.06m) Patio Doors into Garden: Radiator.

FIRST FLOOR LANDING Doors to Bedrooms Two and Three: Family Bathroom: Stairs to Master Suite.

BEDROOM TWO 13' 11" x 12' 07" (4.24m x 3.84m) Window to Rear: Radiator.

FAMILY BATHROOM White Suite: Walk-in Triple Shower: Wash Hand Basin: Toilet: Radiator.

BEDROOM THREE 09' 07" x 07' 02" (2.92m x 2.18m) Window to Front: Radiator.

STAIRS TO MASTER SUITE 19' 01" x 13' 11" (5.82m x 4.24m) Window to Front: Radiator: Door to Ensuite Bathroom; Double Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator. Window to Rear.

SINGLE GARAGE Single Garage: Allocated Parking for Two Cars.

REAR GARDEN Fully Enclosed: Gated Side Access: Decked with Artificial Grass: Shed.

