



High Street, Ashwell, Baldock, SG7 5NR

RENT: £2,250 pcm

DEPOSIT: £2,595

AVAILABLE: Available Now

EPC RATING: D

COUNCIL TAX: F

VIEWING NOTES:

ENTRANCE Solid oak flooring and door to front.

LOUNGE Solid oak flooring, secondary glazed windows to front and rear, inglenook fireplace, radiator.

STUDY/BEDROOM Single glazed French doors to the rear garden and radiator, carpet.

DINING ROOM Secondary glazed window to front, solid oak flooring, radiator and stairs to the first floor.

KITCHEN Triple aspect with secondary glazed windows to the front, rear, and side elevations. A range of wall and base units with work surfaces over, stainless steel sink drainer unit. Tiled floor, radiator. Freestanding cooker, Hotpoint undercounter fridge, Indesit washer/dryer, Hotpoint dishwasher.

BOOT ROOM Tiled floor, window to rear and door to rear garden, freestanding fridge/freezer.

BASEMENT Large storage areas with stairs to the ground floor and to window.

LANDING Large spacious area with secondary glazed windows to front and rear, storage cupboard, radiator.

MASTER BEDROOM Secondary glazed window to front and rear, built in wardrobes, carpet, radiators, door to en suite.

ENSUITE Velux window, white suite comprising shower cubicle, low level toilet and wash hand basin with vanity unit under, extractor fan and eaves storage.

BEDROOM TWO Secondary glazed window to side, double doors to Juliet balcony, oak flooring and radiator.

BEDROOM THREE Secondary glazed window to front, built in wardrobes, carpet and radiator.

BATHROOM Velux window, white suite comprising panel enclosed bath with shower over, low level toilet, pedestal wash hand basin, part tiled walls, inset lights, mirror.

REAR GARDEN Enclosed rear garden with patio and lawn area, rear entrance to garage and shed.

SIDE GARDEN Laid to lawn, with shrubs and garden path.

GARAGE Power and lighting, up and over door, personal door to garden.

Energy performance rating D. Council tax band F.

Professionals only. No smokers. No sharers. No students. Government benefits considered on application and subject to a guarantor. The landlord will potentially consider either a 6 or 12 month fixed term tenancy initially, to be discussed on application.

There is a broadband connection to this property - speed strengths may vary across different providers with further details available at Ofcom. There is mobile phone signal coverage to this property - signal strengths may vary across different providers.

SAB are acting on a 'Let Only' basis, and the landlord will manage the property throughout the tenancy.

Please note that the tenant is responsible for all utility bills and council tax.