

# 4, Wiseman Road

BIGGLESWADE,  
Bedfordshire, SG18 8LN

£850 pcm

Tenant's Fees (Incl.VAT): Admin: £180 per tenancy. Referencing: £72 per person over age of 18yrs. Holding fee: One month's rent payable after satisfactory referencing (becomes first months rent) Deposit: 1.5 months rent (payable at start of tenancy) Check out fee: £108 - £198 depending on size of property (payable at end of tenancy).



**COUNTRY  
PROPERTIES**

Est  
1974

This two bedroom detached Coach House is situated on the popular Kings Reach development in Biggleswade. The property offers entrance hall, open plan lounge/kitchen/diner, kitchen fitted with integrated appliances, two bedrooms, family bathroom, garden and garage. Professional couples, no pets/non smokers/no guarantors. 12 month tenancy with 6 month break clause. Available early August.

- DETACHED COACH HOUSE
- OPEN PLAN LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM
- PROFESSIONAL COUPLES
- 12 MONTH TENANCY WITH 6 MONTH BREAK CLAUSE

- TWO BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- GARDEN & GARAGE
- NO PETS/NON SMOKERS/NO GUARANTORS
- AVAILABLE EARLY AUGUST

## Ground Floor

### Entrance Hall

Double glazed frosted door to front aspect.  
Radiator. Coving to ceiling. Stairs rising to first floor accommodation. Door to garage.

## First Floor

### Landing

Upvc double glazed window to rear aspect. Coving to ceiling.

### Bedroom One

14' 3" narrowing to 10' 4" x 9' 0" (4.34m x 2.74m)  
Upvc double glazed window to front aspect.  
Radiator. Built in double mirrored wardrobe.

### Bedroom Two

14' 4" x 7' 4" narrowing to 5' 8" (4.37m x 2.24m)  
Upvc double glazed window to front aspect.  
Radiator. Loft hatch. over stairs storage cupboard.

### Lounge/Kitchen/Diner

17' 11" x 12' 2" (5.46m x 3.71m)  
Modern kitchen fitted with eye and base level units with roll top work surfaces over and breakfast bar. Integrated fridge with separate freezer.  
Washer/dryer. Built in gas hob with stainless steel extractor over. Built in electric oven. Sink and drainer unit. Karndean flooring. Radiator. Inset spot lights. Two Upvc double glazed windows to front aspect.

### Family Bathroom

Modern white three piece suite comprising of panelled bath with shower over, ceramic tiled splash back wall and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back wall. Extractor fan. Inset spot lights. Ceramic tiled floor. Upright heated towel rail. Upvc frosted double glazed window to rear aspect.

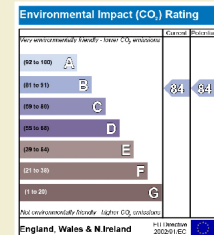
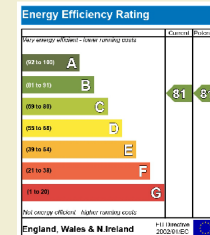
## Outside

### Garage

Up and over metal door with power and light. Gas fired combi boiler. Personal door to:-

### Enclosed Garden

Laid to lawn. Gated access to rear. Shed. Personal door to under stairs storage with power and light.



Viewing by appointment only

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www.country-properties.co.uk



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