



# 25, Bunyan Road

Biggleswade,  
Bedfordshire, SG18 8QQ

£825 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**  
PART OF HUNTERS

This two bedroom terrace home is situated within walking distance to the town centre and train station. The property comprises of:- entrance porch, lounge/diner, kitchen, two bedrooms, family bathroom, enclosed rear garden and allocated parking for one car. 12 month tenancy with 6 month break clause. Cat considered. Non smokers/no guarantors. Available now.

- TERRACE HOUSE
- LOUNGE/DINER
- ENCLOSED REAR GARDEN
- CAT CONSIDERED
- 12 MONTH TENANCY WITH 6 MONTH BREAK CLAUSE

- TWO BEDROOMS
- KITCHEN
- CLOSE TO TOWN CENTRE & TRAIN STATION
- NON SMOKERS/NO GUARANTORS
- AVAILABLE NOW

#### Ground Floor

#### Entrance Porch

Upvc double glazed frosted door to front aspect. Upvc double glazed window to side aspect. Wood flooring. Fuse box.

#### Lounge/Diner

12' 4" x 11' 9" (3.76m x 3.58m)

Upvc double glazed window to front aspect. Radiator. Stairs rising to first floor accommodation. Wood flooring. Opening to:-

#### Kitchen

11' 8" narrowing to 7' 1" x 10' 7" narrowing to 7' 1" (3.56m x 3.23m)

Modern kitchen fitted with eye and base level units with roll top work surfaces over. Electric hob with stainless steel extractor over. Built in electric oven. Plumbing for washing machine and dishwasher/tumble dryer. Space for american fridge freezer. Under stairs storage cupboard. Ceramic tiled floor. Ceramic tiled splash back walls. Inset spot lights. Upvc double glazed door and window to rear garden. Wall mounted gas fired boiler. Modern upright radiator.

#### First Floor

#### Landing

Doors to:-

#### Bedroom One

12' 4" narrowing to 6'11" x 11' 8" narrowing to 7' 6" (3.76m x 3.56m)

Upvc double glazed window to front aspect. Radiator. Laminate flooring. Inset spot lights

#### Bedroom Two

7' 2" x 6' 9" (2.18m x 2.06m)

Upvc double glazed window to rear aspect. Radiator. Loft hatch. Laminate flooring.

#### Family Bathroom

Modern white three piece suite comprising of 'P' shaped panel bath with rain water shower head over and separate shower attachment. Ceramic tiled splash back wall and glass splash screen. Low level WC. Wash hand basin with ceramic tiled splash back. Inset spot lights. Ceramic tiled floor. Radiator. Upvc double glazed frosted window to rear aspect.

#### Outside

#### Front

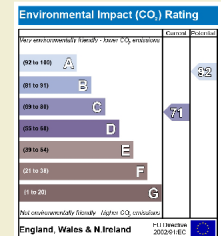
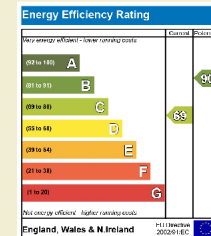
Stoned with block paved pathway leading to front entrance.

#### Rear Garden

Artificial grass with shrubs surrounding. Wooden decking patio area. Paved pathway leading to rear access through wooden gate. Wooden shed. Wooden fence surrounding.

#### Parking

Allocated parking for one car.



Viewing by appointment only

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