



**16 Church Street, Biggleswade, SG18 0JS**

**£1,050 PCM**

One/Two bedroom mid terraced cottage located in the heart of Biggleswade town. Prime central location, presented in good order throughout and available now. No garden. No parking. EPC band C.

## Entrance Hall

Entrance door, radiator, stairs to first and second floor. Neutral decor.

## Kitchen/Living Room/Diner 14'5" x 13'8" (4.40 x 4.19)

Versatile room - which can be either kitchen/diner or kitchen/living room.

Modern fitted kitchen with hi-gloss fronted units with a range of base & eye level units with worktops. Built in electric oven, hob, integrated washing machine. Freestanding fridge/freezer. x4 tall UPVC windows. Radiator.

## Cloakroom

White suite comprising of low level WC, pedestal wash hand basin. Radiator.

## Landing

Stairs to second floor

## Living Room/Bedroom 13'9" x 11'11" (4.20 x 3.65)

UPVC windows to front elevation, carpets, radiator. Neutral decor. Door to:

## Ensuite shower room

White suite comprising of corner shower enclosure, low level WC, pedestal wash hand basin. Towel rail. Tiled floor.

## Bedroom One/Bedroom Two 11'3" x 10'0" (3.45 x 3.05)

UPVC window to front elevation. Two fitted wardrobes. Radiator. Carpeted. Neutral decor. Door to balcony & storage cupboard.

## Ensuite

White suite comprising of corner shower enclosure, low level WC, pedestal wash hand basin. Towel rail. Tiled floor.

## Agents Notes

Council tax band B.

Deposit £1211.

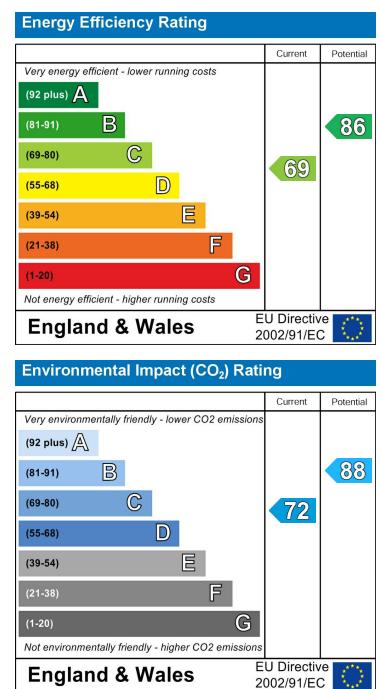
Minimum tenancy term 6 months.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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