



**101 Hitchin Street, Biggleswade, SG18 8BL**

**£1,250 PCM**

A three storey two bedroom end of terraced cluster house ideally located minutes from the town centre and train station. Allocated off road parking for one car. Electric to radiator heating. Communal garden area. Accommodation comprises: Ground Floor: Kitchen with open plan living room, cloakroom. First Floor: Second bedroom, bathroom with shower mixer and shower screen. Second Floor: Bedroom One. Storage cupboard. EPC Band E. Available Mid April.

### Kitchen/ Living Room 5.55 x 3.38

Laminate effect vinyl flooring. Neutral décor. Radiator. UPVC windows to front elevation. Breakfast bar worktop area. Fitted kitchen with a range of wall and base units includes electric hob and oven. Integrated fridge/freezer. Space for washing machine. Understairs storage cupboard. Door to:

### Cloakroom

Suite with low level WC and wash hand basin. Neutral walls. Radiator.

### Bathroom

White modern bathroom suite comprising: Bath tub with mixer taps/shower hose and head. Shower Screen. Low level WC and pedestal wash hand basin. Ceramic flooring. UPVC window. Radiator. Neutral décor.

### Bedroom Two 11'5" x 8'0" (3.49 x 2.46)

Neutral décor. UPVC window with blinds. Grey carpeting. Radiator. Stairs to:

### Bedroom One 13'10" x 11'0" (4.22 x 3.36)

Eaves storage. Cream carpets. UPVC windows with blinds included. Neutral décor. Radiator.

### Communal Garden

This area is shared with five dwellings. Patio area and barked soft area with shrubs. Communal bin store.

### Parking

Allocated parking for one car.

### Agents Notes

Tenancy Term. 12 month tenancy.

Deposit £1,442.

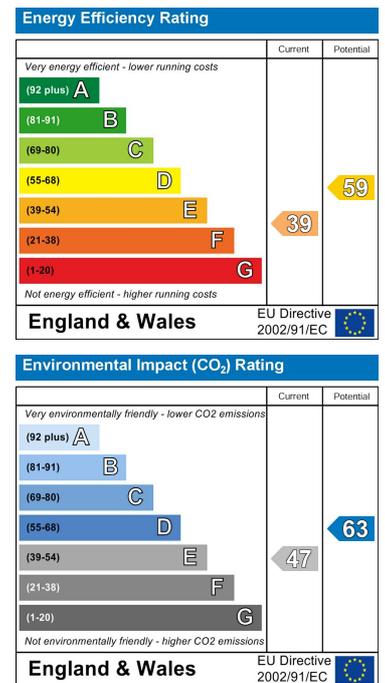
Council Tax Band C.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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