



26b, Hitchin Street

Biggleswade,
Bedfordshire, SG18 8BE
Freehold £275,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 2 bedroom semi-detached property is situated within walking distance of the town centre and train station. The property offers 2 bedrooms, downstairs cloakroom, lounge, kitchen, family bathroom, gardens and parking.

- Semi-Detached
- Rear Garden
- Allocated Parking
- 2 Bedrooms
- Downstairs Cloakroom & First Floor bathroom
- Close to Town Centre & Train Station
- Kitchen
- Lounge

Ground Floor

Entrance Hall

Window to front, radiator.

Cloakroom

Low level W.C, wash hand basin.

Kitchen

10' 0" x 5' 11" (3.05m x 1.80m)

Matching wall and base units with work surfaces over, sink with mixer tap, integrated oven and hob with extractor over, and fridge/freezer, space and supply for dishwasher and washing machine, wall mounted gas fired combi boiler, window to front aspect.

Lounge

14' 6" x 13' 3" (4.42m x 4.04m)

Radiator, stairs to first floor, dual aspect room with 2 x windows to rear and window to side, door to garden.

First Floor

Landing

Access to loft space.

Bedroom One

13' 4" x 7' 7" (4.06m x 2.31m)

Window to front aspect, radiator.

Bedroom Two

10' 0" x 6' 11" (3.05m x 2.11m)

Window to side aspect, radiator.

Bathroom

White suite comprising of panelled bath with shower attachment over, low level W.C, wash hand basin, half tiled walls, extractor fan, airing cupboard.

External

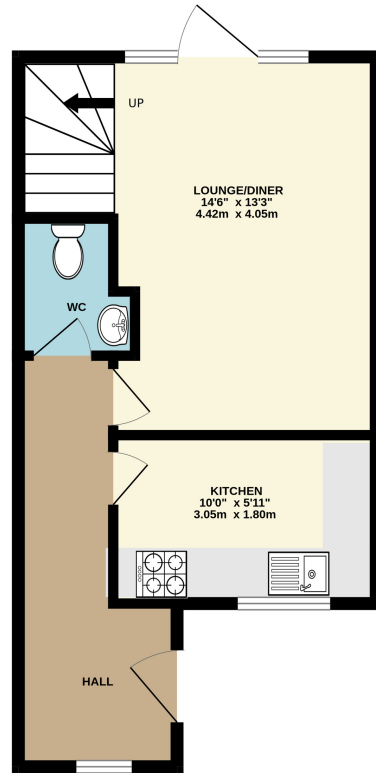
Rear Garden

Approx 30ft square, laid mainly to lawn, gated access to front.

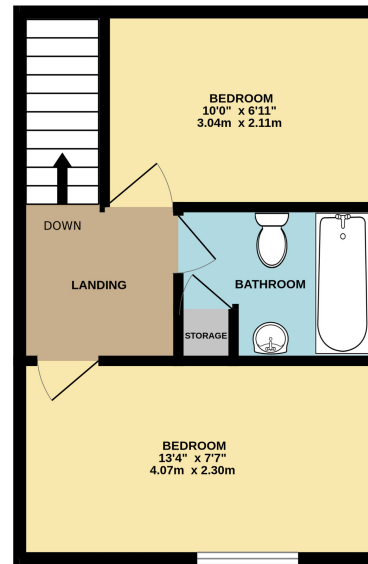
Front Of Property

Off road parking to front, path leading to front door.

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.

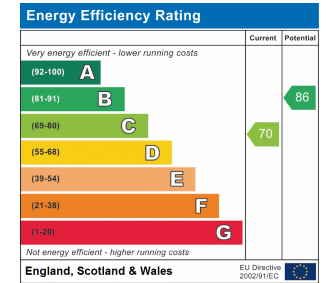


1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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