



11, Chapel Fields

Biggleswade,
Bedfordshire, SG18 0ND
Freehold, OIEO £265,000

country
properties

This charming picturesque 1890's Terrace Cottage, situated along Chapel Fields in Biggleswade, close to town centre and train station. The property has a wealth of charm and character throughout with exposed beams and open fireplace, lounge with open fireplace, cottage style kitchen with granite work surfaces opening to dining room, cellar, two double bedrooms, four piece family bathroom suite with roll top bath. Front and rear gardens. Viewing is highly recommended to be fully appreciated throughout. OFFERED CHAIN FREE.

- TWO BEDROOMS
- LOUNGE WITH OPEN FIREPLACE
- COTTAGE STYLE KITCHEN
- DINING ROOM
- FOUR PIECE BATHROOM SUITE
- CELLAR
- FRONT & REAR GARDENS
- CHAIN FREE
- COUNCIL TAX BAND A
- EPC RATING D

Ground Floor

Entrance Into:-

Lounge

12' 11" x 10' 10" (3.94m x 3.30m)

Solid oak door to front aspect. Double glazed sash window to front aspect. Radiator. Exposed wooden floor. Original style cast iron open fireplace. Stairs rising to first floor accommodation. All doors leading to ground floor accommodation.

Kitchen

10' x 8' 10" (3.05m x 2.69m)

Cottage style kitchen fitted with eye and base level units with granite work surfaces over. Butler sink. Cooker. Large enamel extractor over. Space for fridge freezer. Ceramic tiled walls. Slate tiled flooring. Pantry cupboard. Integrated dishwasher. Upvc double glazed window to rear aspect. Underfloor heating. Wooden cladded walls. Steps to cellar.

Dining Room

9' 1" x 7' 6" (2.77m x 2.29m)

Upvc double glazed window to side aspect. Upvc double glazed patio doors to rear aspect. Slate tiled flooring. Underfloor heating. Plumbing and power for washing machine and dryer in recess.

Cellar

12' 9" x 10' 8" (3.89m x 3.25m)

Power and light. Exposed wooden beams.

First Floor

Landing

Loft is fully boarded with lighting and pull down ladder. Radiator.



Bedroom One

13' 5" x 10' 11" (4.09m x 3.33m)

Double glazed sash window to front aspect. Radiator. Exposed original floorboards. Cast iron fireplace.

Bedroom Two

10' 10" x 7' 6" (3.30m x 2.29m)

Upvc double glazed window to side and rear aspect. Radiator. Exposed floorboards.

Family Bathroom

8' 11" x 7' 3" (2.72m x 2.21m)

Victorian style four piece suite comprising of a brick and tile enclosed walk in corner shower with ceramic tiled splash back wall and glass door surrounding. Low level WC. Wash hand basin with ceramic tiled splash back wall. Roll top bath with tiled base. Upvc double glazed window to rear aspect. Exposed wooden beams. Heated towel rail. Airing cupboard housing gas combi boiler and shelving.

Outside

Front Garden

Laid to lawn with flagstone pathway to front entrance. Hedgerow surrounding.

Rear Garden

Laid to lawn with block paved patio area. Metal storage container. Water butt. Wooden fence surrounding. Access to front through wooden gate.

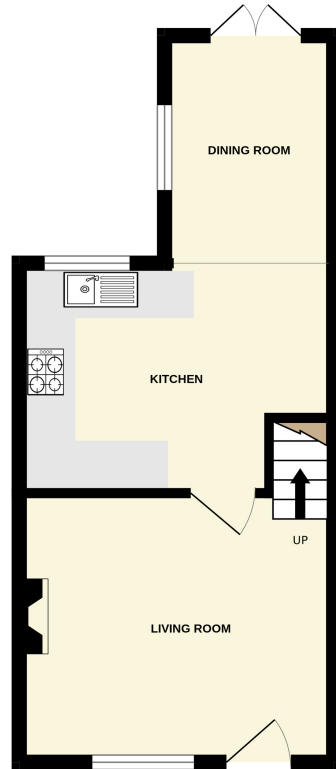
Agent's Notes

The house has a built in mains powered fire alarm system with battery back up.

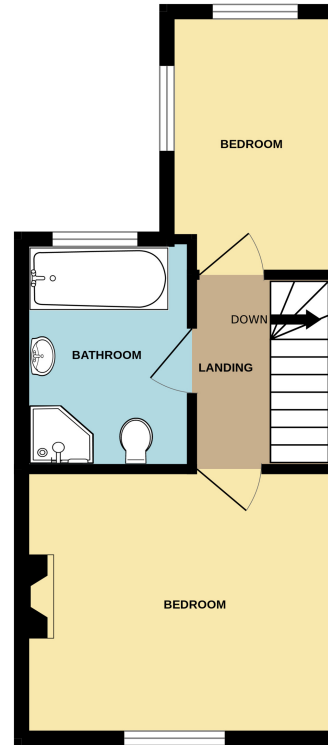
Although there is no allocated parking with this property, there is parking available nearby.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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