



Orchard Close

Biggleswade,
Bedfordshire, SG18 0NE
Leasehold £210,000

country
properties

A brilliant opportunity to purchase this well-presented ground floor purpose-built maisonette with its own front and rear gardens, two off road parking spaces located within 0.7 miles of Biggleswade Town Centre and train links. The property comprises; entrance hallway, double bedroom, bathroom, kitchen/breakfast room, living room with patio doors onto the conservatory and rear garden. Externally, the property has outside storage, two parking spaces and a private enclosed rear garden which is laid to patio and lawn with a shed. Ideally suited to a first-time buyer this well-located maisonette will also appeal to the investor with a monthly rental of £900 pcm making a yield currently of 5%. Viewing highly recommended.

- Ground floor maisonette
- Walkable to the train station
- Conservatory
- Fitted kitchen/breakfast room
- Front and rear gardens
- Two off road parking spaces
- Council Tax Band A / EPC Rating C

Accommodation

Entrance Hall

Wall mounted electric heater, built in cupboard, airing cupboard with hot water cylinder and storage. Doors to:

Bedroom One

11' 4" x 8' 1" (3.45m x 2.46m) - Window to front aspect, wall mounted electric heater.

Bathroom

Window to side aspect, low level WC, pedestal wash hand basin with tiled splash back, panelled bath with Triton electric shower over. Dimplex wall mounted heater.

Living room

11' 5" x 11' 5" (3.48m x 3.48m) - Wall mounted electric heater, door to kitchen and patio doors to:

Conservatory

Laminate flooring, power and light, wall mounted electric heater. Dwarf brick wall base with double glazed surround. Door to rear garden.



Kitchen

11' 4" x 6' 8" (3.45m x 2.03m) – A range of matching wall and base units of cupboards and drawers with space for fridge freezer, electric cooker, plumbing for washing machine. Work surface over with inset stainless steel sink and drainer. Breakfast bar with stools and base unit storage. Tiling to all splash back areas, window to front aspect.

External

Front

Open and laid to lawn with off road parking for 2 cars.

Rear

Patio leading to the garden laid to lawn, timber shed with power. Gated access to side.

Agent's Notes

Lease Term: 999 years commencing from 1st January 1980 (954 years remaining)

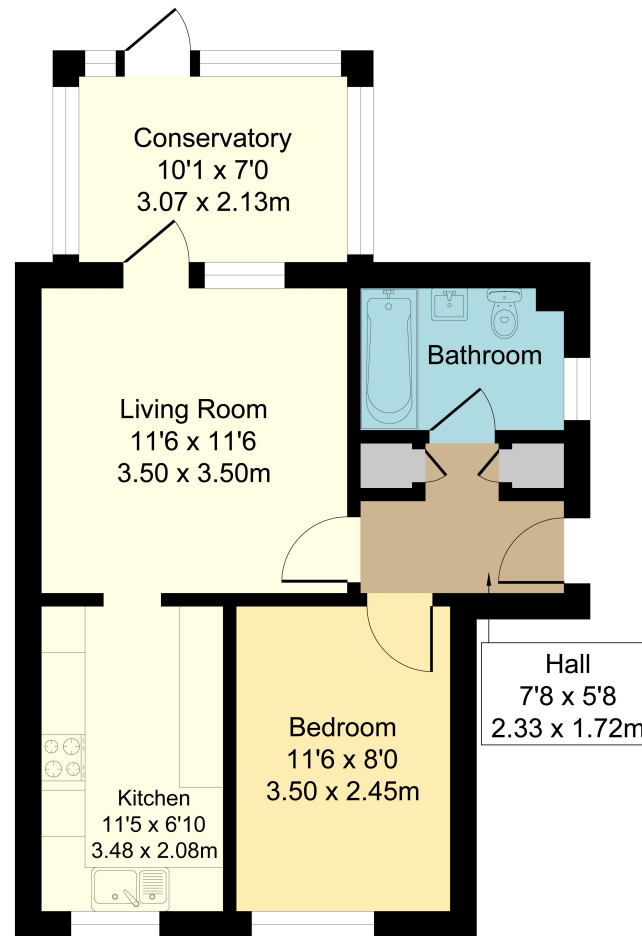
Service Charge: None

Ground Rent: Peppercorn

Biggleswade

The town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars. It has easy access directly onto the A1M and commutable links to the M1 and M11.





Total Area: 45.4 m² ... 489 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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