



68 Brunel Drive, Biggleswade, Bedfordshire. SG18 8BH

Satchells



## 3 Bedroom Terraced House £340,000 Freehold

An attractive three-bedroom mid-terrace property offering well-proportioned and versatile accommodation across two floors, ideal for first-time buyers, young families, or those looking to downsize.

- Chain free
- Three bedrooms
- Private rear garden
- Two parking spaces to front
- Walking distance to station
- Popular well-established estate
- Freehold
- Well presented throughout
- Awaiting EPC. Council tax band C



**Ground Floor****Hallway:**

Entry via front door. Doors to all rooms. Stairs to first floor landing:

**Kitchen:**

An L-shaped kitchen with a range of wall and base units and complementing worktops. Stainless steel sink and drainer. Oven with 4-ring gas hob and overhead extractor. Space for washing machine and fridge freezer. Hidden wall mounted boiler. Tiled splash back areas. Window to front aspect.

**Living Room:**

Located to the rear of the property this sociable room offers plenty of space to relax and entertain. Space for a 4-seater dining table. French doors leading to garden. Window to rear aspect.

**WC:**

Located off of the hallway comprising of a low level WC and wash hand basin. Obscured double glazed window to rear aspect.

**First Floor****Bedroom One:**

A large double bedroom with fitted wardrobes and window to front aspect. Carpet flooring.

**Bedroom Two:**

A double bedroom with window to rear aspect. Carpet flooring.

**Bedroom Three:**

A single bedroom best suited a nursery or home office. Window to rear aspect. Carpet flooring.

**Bathroom:**

A three piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin. Full height tiling to shower areas.

**Outside****Garden & Parking:**

East facing private garden mainly laid to lawn. Composite decked area for outdoor furniture. Gate leads to the rear of the neighbours garden for bin access. The parking spaces are located to the front of the property side-by side.

**About The Area:**

Biggleswade town centre is located just under half a mile on foot with a wide range of public houses, restaurants and shops. The train station provides direct links into London's Kings Cross St Pancras, with a journey time of approximately 36 minutes.

Biggleswade also offers doctors, dentists, leisure centre and a large retail park with high street stores such as Next, Smyths, Boots and B&Q. There is also easy access to major trunk roads such as the A1 and M1, ideal for commuters.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by vendor and maybe subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

**Material Information:**

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains Supply

Gas: Mains Supply

Electric: Mains Supply

Drainage: Mains supply

Flood risk: Low

Mobile/Phone: Good

Tenure: Freehold

Council Tax Band: C

Council tax payable: £2194.12

For further material information please contact the office marketing this property.

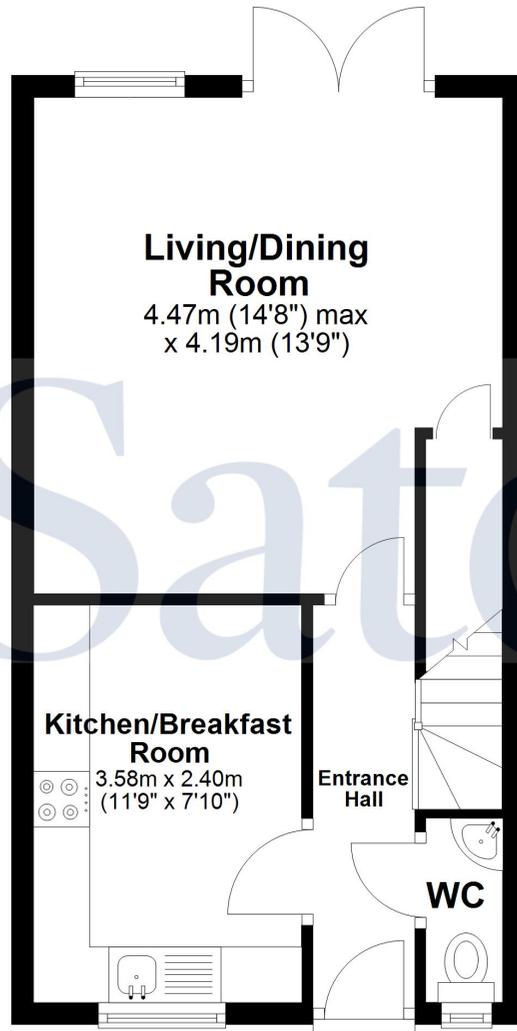




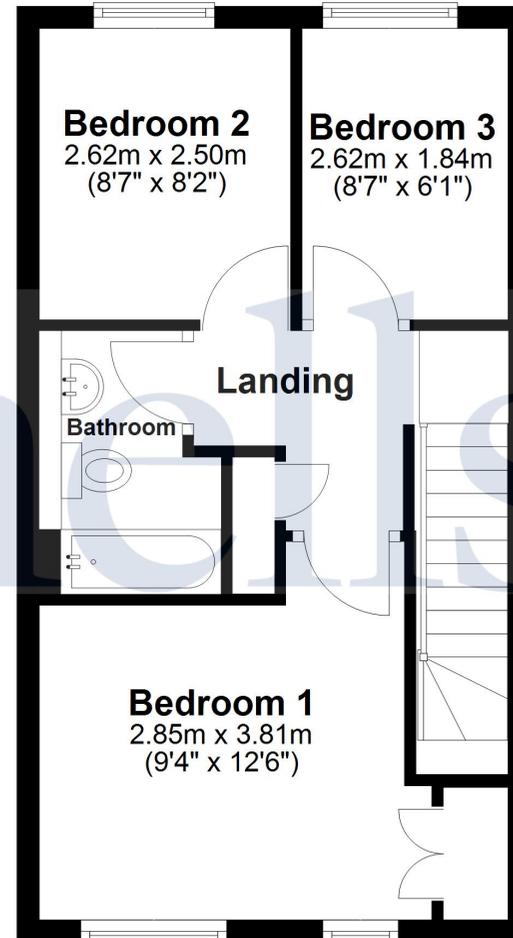
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.