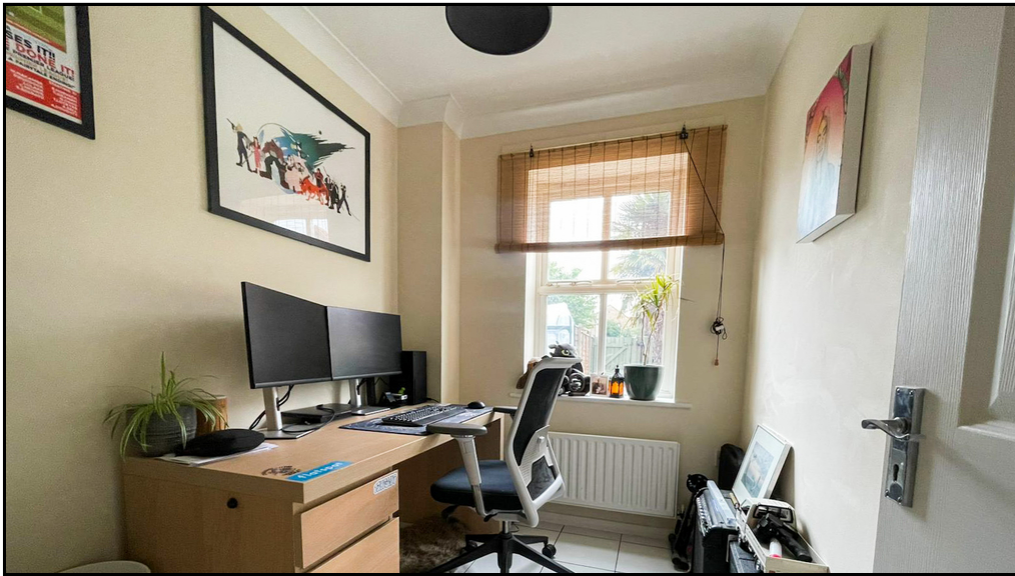




Biggleswade, Bedfordshire. SG18 0BA



Satchells



3 Bedroom Town House

£325,000 Freehold

This three double bedroom home offers a south facing garden, garage, parking and ensuite shower room. Situated within strolling distance of Biggleswade town centre, this is an ideal home for families or commuters!

- Chain free
- Three bedroom home
- South facing garden
- Single garage
- Allocated parking
- Close to town and station
- Modern fitted kitchen
- Ensuite shower room
- Downstairs cloakroom
- EPC rating C. Council tax band D

Ground Floor

Entrance Hall:

A glazed front door opens into the entrance hallway with internal doors to all rooms. Stairs rise to the first-floor landing. Tiled flooring. Ceiling light. Radiator.

Cloakroom:

A two piece suite comprising a low level WC and wash hand basin. Double glazed window to front aspect. Tiled flooring. Ceiling light. Radiator.

Kitchen:

Abt. 8' 0" x 8' 0" (2.44m x 2.44m) A contemporary kitchen comprising a range of wood effect wall and base units with complimenting laminate work surface. Stainless steel sink and drainer. Integrated single oven and four ring gas hob with extractor hood above. Space for washing machine, fridge/freezer, and dishwasher. Under cupboard lighting. Double glazed window to front aspect. Spotlights. Tiled flooring.

Living Room:

Abt. 14' 7" x 8' 0" (4.45m x 2.44m) The living room has sliding French doors opening into the rear garden. Tiled flooring and neutral décor. Ceiling light. Radiator.

Study:

Abt. 8' 4" x 6' 3" (2.54m x 1.91m) An ideal space for a home office or could be knocked through to the living room to open up the space, depending on your requirements. Double glazed window to rear aspect. Tiled Flooring. Ceiling light. Radiator.

First Floor

Landing:

Doors to all rooms, carpeted. Radiator. Ceiling light. Stairs rising to first floor landing.

Bedroom Two:

Abt. 8' 1" x 14' 7" (2.46m x 4.45m) A double bedroom with dual double-glazed windows to rear aspect. Carpeted. Two ceiling lights. Radiator.

Bedroom Three:

Abt. 8' 0" x 14' 7" (2.44m x 4.45m) A further double bedroom with dual double-glazed windows to front aspect. Carpeted. Ceiling light. Radiator.

Bathroom:

A modern three-piece suite comprising a low-level WC, wash hand basin and panelled bath with hand held shower. Tiled flooring and half tiled walls. Ceiling light. Extractor fan. Radiator.

Second Floor

Bedroom One:

Abt. 11' 0" x 11' 4" (3.35m x 3.45m) The main bedroom hosts the entire top floor with a dormer window to the front aspect. Storage cupboard. Carpeted. Ceiling light. Radiator.

Ensuite:

A modern three-piece suite comprising a low-level WC, wash hand basin and single shower cubicle. Tiled flooring and part tiled walls. Dormer window to rear aspect. Ceiling light. Extractor fan. Radiator.

Outside

Rear Garden:

A sunny south facing rear garden, mainly laid to lawn with a paved patio area, ideal for entertaining. A gate leads to the garage and parking.

Garage & Parking:

There is a single garage located to the rear of the property. There is an allocated parking space in front for one car.

Biggleswade & The Surrounding Area:

Situated only a 0.2 mile walk from the town centre and 0.5 miles to the train station, this property is conveniently located within walking distance to most amenities in Biggleswade. The train station has services into London in just under 30 minutes and the A1 (M) can be accessed easily on the North and South side of Biggleswade.

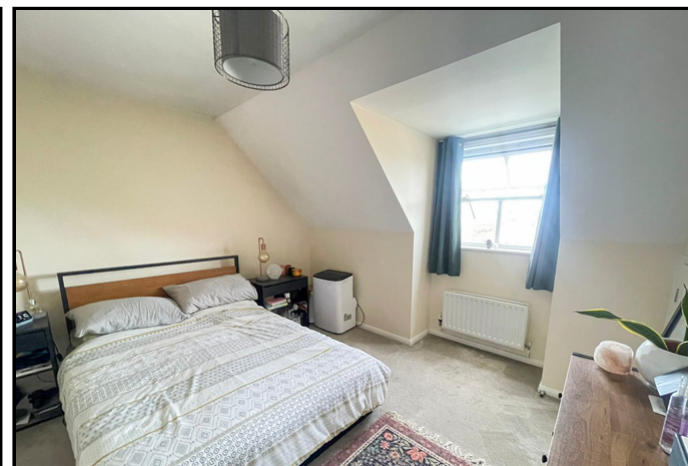
Both doctors' surgeries are within walking distance as well as local schools

and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots. For those who like the countryside, there is a wide range of countryside walks nearby.

Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Langford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

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

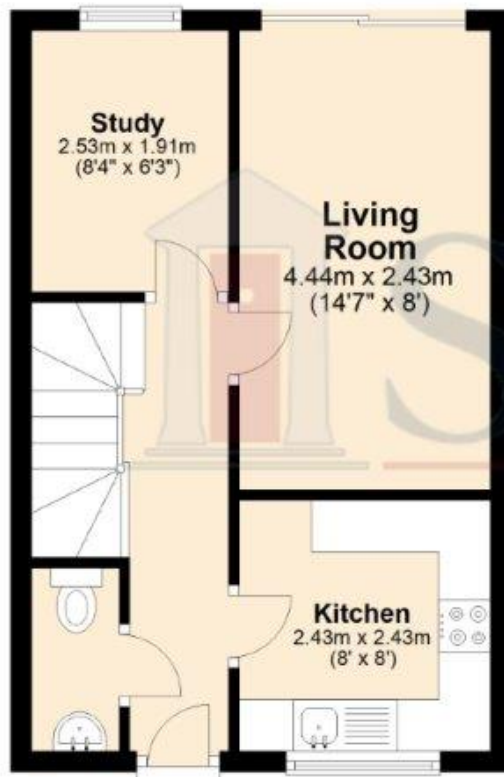




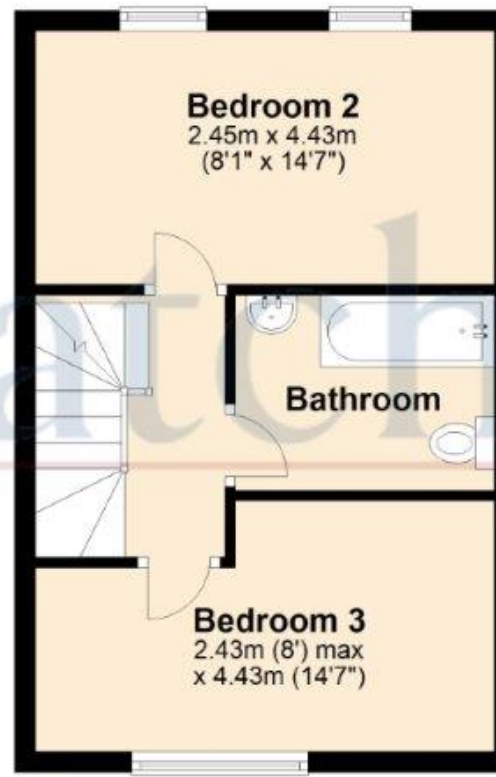
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



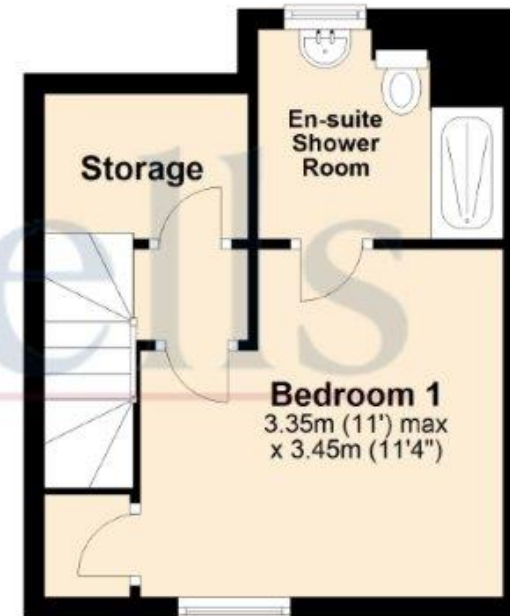
Ground Floor



First Floor



Second Floor



For illustrative 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.