



Rose Lane, Biggleswade, Bedfordshire. SG18 0JT





## 3 Bedroom End of Terrace House £265,000 Freehold

A deceptively spacious 3-bedroom cottage, just a stone's throw from Biggleswade town and mainline train station. The property offers three good sized bedrooms, a cellar, a downstairs bathroom, a generous lounge with dining area, modern kitchen and a courtyard garden.

- Ideal buy-to-let with 5.5% yield
- Deceptively spacious
- Walking distance from town centre and mainline station
- Large cellar
- Downstairs bathroom
- Small courtyard garden
- Three double bedrooms
- EPC rating - D. Council Tax Band - C
- End of terrace house



**General Description:**

**Internal**

**Living Area:**

Abt. 19' 5" x 11' 05" (3.48m X 5.92m) Cast iron fireplace with electric fire, radiator, dual aspect uPVC double glazed windows, stairs to first floor, carpet, ceiling beam, coving to ceiling.

**Dining Area:**

uPVC double glazed window. Laminate flooring. Coving to ceiling. Door to kitchen. Floor opening door with stairs leading down to:

**Cellar:**

Abt. 12' 06" x 10' 08" (3.81m x 3.25m) Radiator. Potential work from home space.

**Kitchen:**

Abt. 12' 06" x 10' 07" (3.82m x 3.22m) Wall, base and drawer units with work surfaces over. 1 and 1/2 bowl sink unit with mixer tap. Built in oven, gas hob and extractor over, space for washing machine and space for fridge / freezer. uPVC double glazed window to front and side. Radiator. Archway to:

**Inner Lobby:**

Door to outside. Cupboard housing boiler and storage. Door to:

**Family Bathroom:**

Bath with mixer tap and hand-held shower attachment and fully tiled splash back surrounding bath, low level w.c., pedestal/basin, radiator, inset lighting, uPVC frosted window to side.

**First Floor:**

**Master Bedroom:**

Abt. 11' 05" x 11' 02" (3.48m x 3.41m) uPVC double glazed window to front. Vertical radiator. Built in wardrobe with hanging rail.

**Bedroom Two:**

Abt. 10' 08" x 7' 05" (3.24m x 2.26m) uPVC double glazed window to rear. Radiator.

**Bedroom Three:**

Abt. 8' 04" x 7' 02" (2.53m x 2.19m) uPVC double glazed window. Radiator.

**External:**

**Outside:**

Small courtyard garden with artificial lawn and gated rear access. Storage shed.

**About the Area**

This lovely home is located within Biggleswade town centre. There are a large range of shops, pubs and restaurants within the town, offering something for everyone. Biggleswade mainline train station is only a short walk away with a journey time of approximately 30 minutes to London Kings Cross, St Pancras.

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 and Marks & Spencer.

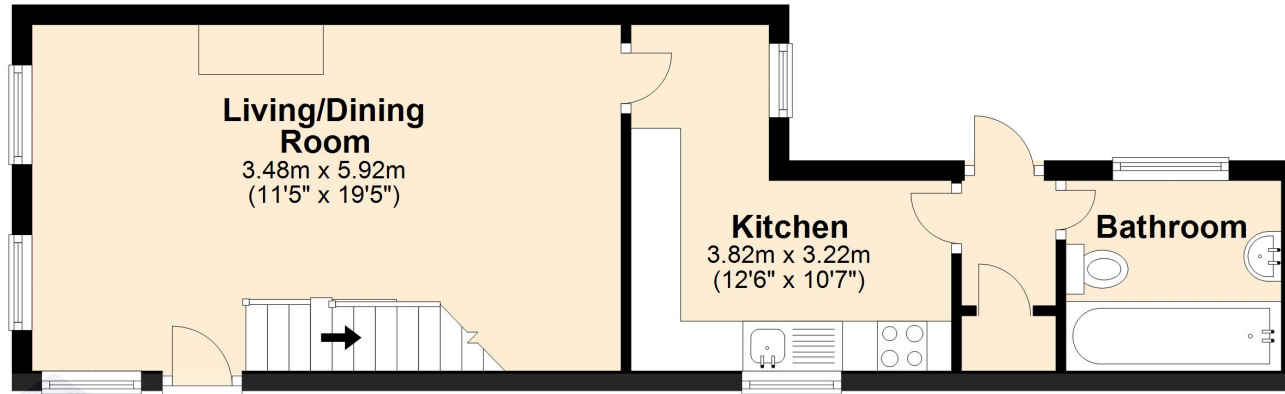
For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



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.

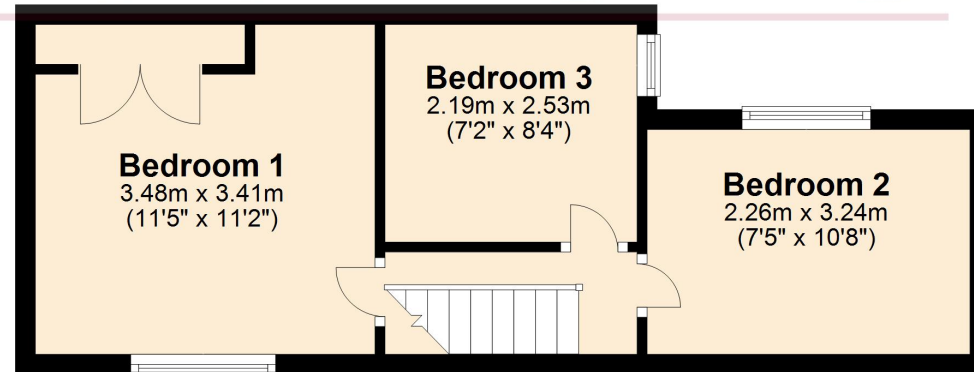
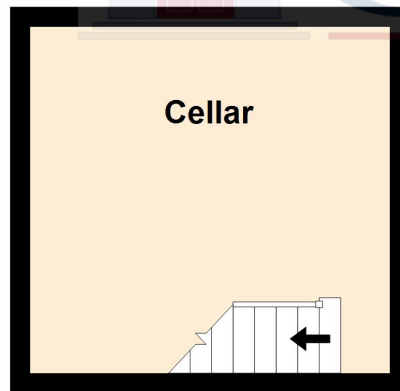


## Ground Floor



Basement

First Floor



Total area: approx. 76.9 sq. metres (827.6 sq. feet)

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.