



# 32, Beech Avenue

Biggleswade,  
Bedfordshire, SG18 0EG  
Freehold - OIEO £325,000

country  
properties



Situated on the popular Fairfield development within easy access to the local town centre and local countryside pathways, this three bedroom family home is in need of some updating throughout and offers great potential to extend (STPP). The property comprises; lounge/diner, kitchen, three bedrooms, family bathroom and separate WC, integral garage, and off-road parking. An ideal purchase for a family, first time or investment buyer.

- Semi-detached family home
- In need of modernisation throughout
- Three bedrooms
- 20ft x 16ft lounge/diner
- Bathroom & separate WC
- Side and rear garden
- Single garage and off road parking
- Potential to extend (STPP)
- Council Tax Band C
- EPC Rating TBC

## Accommodation

### Entrance Hallway

Stairs rising to the first floor, double radiator, coving, door to:

### Kitchen

10' 0" x 5' 9" max (3.05m x 1.75m)  
Range of matching wall and base units and drawers with work surface over, space and plumbing for washing machine, space for a fridge/freezer, electric cooker with extractor fan over, tiled splash back, stainless steel sink 1 1/2 with mixer taps, double radiator, wall mounted gas boiler.

### Lounge/Diner

20' 7" narrowing to 12' 5" x 16' 3" narrowing to 10' 9" (6.27m x 4.95m)  
Double glazed window to the rear, coving, wall mounted coal effect electric fire with hearth and timber surround, two double radiators, built in under stairs storage cupboard, double glazed patio doors onto the rear garden.

### First Floor

### Landing

Loft hatch, coving, airing cupboard with shelving and water tank, doors to:





## Bedroom One

11' 4" x 10' 9" to wall (3.45m x 3.28m)  
Double glazed window to the rear aspect, triple mirror fronted built in wardrobe, double radiator, coving.

## Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)  
Double glazed window to the rear aspect, double radiator, coving, built in cupboard.

## Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m)  
Double glazed window to the front aspect, double radiator.

## Family Bathroom

Double glazed window to the front aspect, wash hand basin with pedestal, panelled bath with electric shower over, tiled flooring and walls, toiletries cabinet, extractor fan, radiator.

## Separate WC

Double glazed window to the front aspect, low level flush WC, radiator.

## External

### Rear

Gardens to the side and rear comprising of two areas laid to lawn, block paved patio area, small paved area directly outside patio doors, mature shrub and flower borders with raised beds, outside tap and light, timber shed, gated side access leading to front.

### Front

The front garden is laid to lawn with a pathway leading to the front door and gated access to the rear garden, the driveway provides off road parking for 1 car and leads to the single garage.

## Garage

Integral garage with metal up and over door, power and lighting.





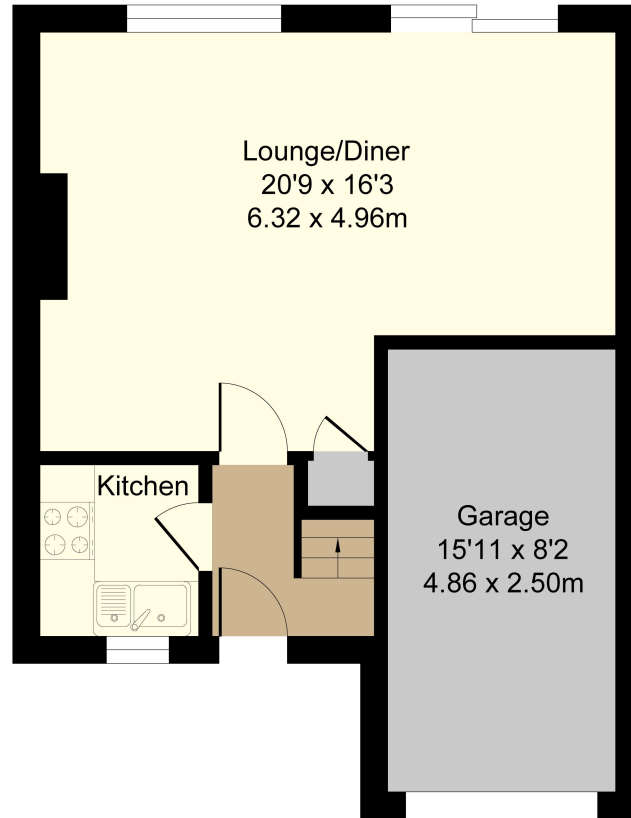




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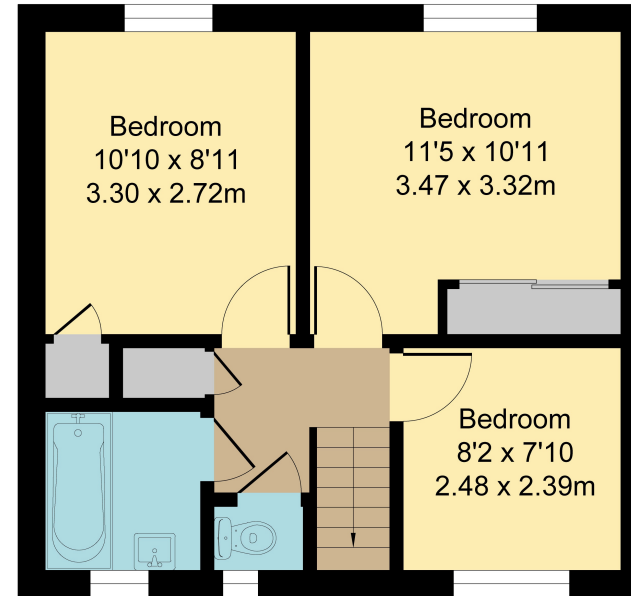
## Ground Floor

Area: 39.5 m<sup>2</sup> ... 426 ft<sup>2</sup>



## First Floor

Area: 36.5 m<sup>2</sup> ... 394 ft<sup>2</sup>



Total Area: 76.0 m<sup>2</sup> ... 820 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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