



# 16, St Johns Street

Biggleswade,  
Bedfordshire, SG18 0BT  
Freehold £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Situated near amenities, the town centre and within walking distance to the train station this detached property offers great potential for updating. The property offers 3 good size bedrooms, a 4 piece family bathroom suite, 2 reception rooms, kitchen, driveway and garage, a rear garden and outbuildings. Contact Country Properties to arrange your viewing.

- Detached 3 Bedroom Property
- Garage & Driveway
- 2 Reception Rooms
- Garden with Outbuildings
- Kitchen
- 4 piece Bathroom Suite
- Council Tax Band D

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator, window to front aspect.

### Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)

Dual aspect with window to side and rear, door to rear, wall mounted gas boiler, pantry, radiator.

### Lounge

10' 7" (plus bay window) x 12' 3" (3.23m x 3.73m)

Dual aspect with bay window to front and window to side, radiator, sliding doors to:

### Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

Dual aspect with window to rear and to side, radiator.

## First Floor

### Landing

Window to side aspect, hatch to loft vault, radiator.



## Bathroom

10' 1" x 6' 2" (3.07m x 1.88m)

Window to rear aspect, radiator, cupboard housing hot water cylinder, 4 piece suite comprising shower cubicle, panelled bath, low level W.C, wash hand basin, door with original lock and key.

## Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m)

Dual aspect with window to rear and to side, radiator, picture rail, door with original lock and key.

## Bedroom 2

8' 4" (plus cupboard depth) x 10' 9" (2.54m x 3.28m)

Dual aspect with window to front and to side, radiator, built-in cupboard, picture rail.

## Bedroom 3

10' 2" x 6' 7" (3.10m x 2.01m)

Window to front aspect, radiator, picture rail, door with original lock and key.

## External

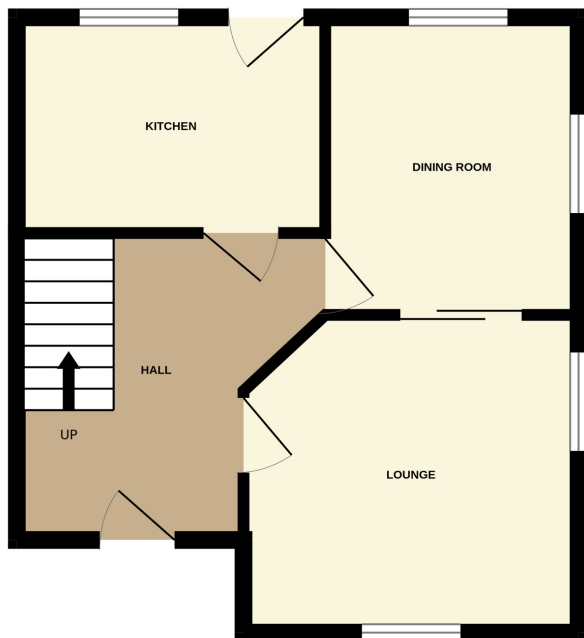
### Rear Garden

Brick barn housing wash room and separate outside W.C, timber shed, lawn and patio, single garage, off road parking for 3 vehicles.

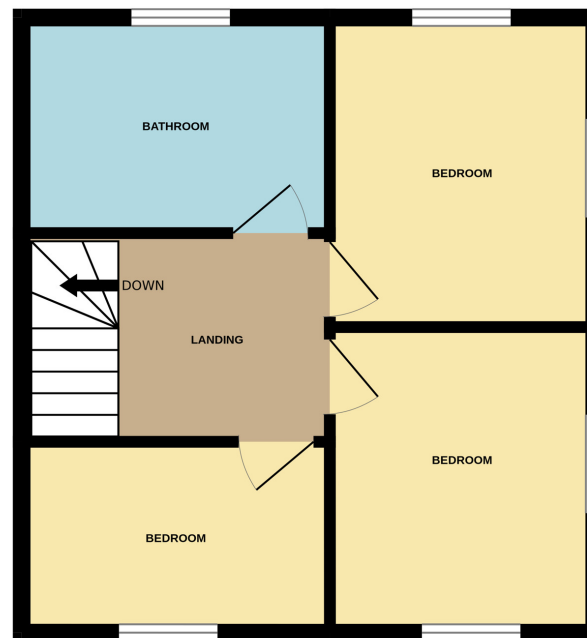




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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