



# 2, Durham Close

Biggleswade,  
Bedfordshire, SG18 8HZ  
Freehold £295,000

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properties

Three bedroom property located within walking distance of the Town Centre and Train Station. Comprising of entrance hall, lounge/diner, kitchen, three bedrooms, bathroom, rear garden and garage. Benefiting from recently having a new bathroom and new carpets.

- Three Bedrooms
- Spacious Lounge/Diner
- Modern Family Bathroom
- Rear Garden & Garage
- Close To Town Centre & Train Station
- Garage en-bloc

## Ground Floor

uPVC front door into:

### Entrance Hall

Coved ceiling, fuse box, dado rail, radiator, stairs to first floor. Laminate flooring. Door to:

### Lounge

12' 4" x 11' 5" (3.76m x 3.48m)

uPVC double glazed window to front, radiator, coved ceiling. Feature fireplace with marble effect hearth and wooden mantle over. Dado rail, wall lights, TV aerial and telephone point, opening to:

### Dining Area

10' 8" x 7' 9" (3.25m x 2.36m)

uPVC double glazed door and window to rear, coved ceiling, dado rail, inset ceiling lights. Sliding doors to:

### Kitchen

10' 8" max x 6' 6" (3.25m x 1.98m)

uPVC double glazed window to rear, fitted in a range of wall and base units with cream stone effect roll top worktops over and contrasting tiling behind. End display corner unit. Space for fridge/freezer, wall mounted boiler, space and plumbing for washing machine, built-in single gas oven with 4 ring gas hob and circulator over. Mosaic tile effect flooring, door to under stairs storage cupboard, coved ceiling, acrylic 1½ bowl single drainer sink unit with mixer tap, tiled splash backs and window sill.



## First Floor

### Landing

Smoke alarm, dado rail, access to part boarded loft space with light via hatch. Airing cupboard with hot water tank and shelving. Door to bathroom and all bedrooms.

### Bedroom One

12' 6" x 8' 5" (3.81m x 2.57m)

uPVC double glazed window to front, radiator, range of fitted wardrobes with hanging rail and shelves and cupboards including bedside cabinets, coved ceiling.

### Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m)

uPVC double glazed window to rear, radiator, coved ceiling.

### Bedroom Three

9' 7" x 5' 11" + door recess (2.92m x 1.80m)

uPVC double glazed window to front, radiator, coved ceiling. Over stairs storage cupboard with hanging rail.

### Bathroom

uPVC double glazed frosted window to rear. Heated towel rail. Wash hand basin with vanity unit. Low level WC. Walk in shower.

## Outside

### Rear Garden

Patio area with step down to lawned area with flower/shrub borders. Access from the front via gate.

### Front Of Property

Gravelled front garden with pathway to front door with storm porch over.

### Garage

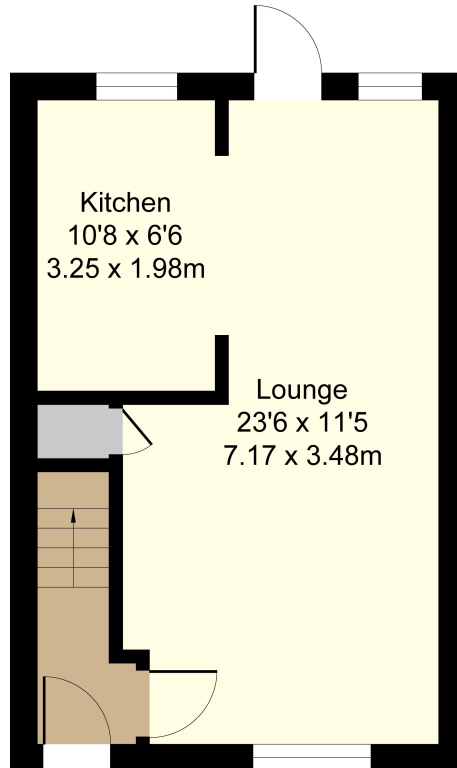
En-bloc with up and over door. Eaves storage.



# 2 Durham Close, Biggleswade

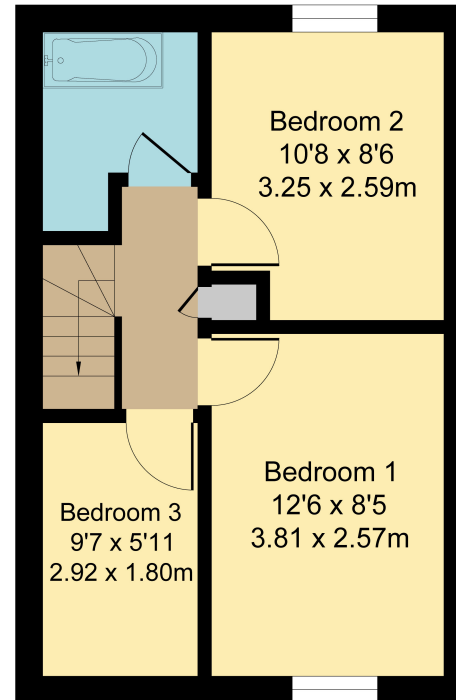
## Ground Floor

Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup>



## First Floor

Area: 31.5 m<sup>2</sup> ... 339 ft<sup>2</sup>



Total Area: 63.5 m<sup>2</sup> ... 684 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+)	A		88
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Viewing by appointment only

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