



Roe Deer Meadow, Langford, Biggleswade, Bedfordshire. SG18 9GJ

| Satchells



2 Bedroom Semi-Detached House

£320,000 Leasehold

Beautifully presented five-year-old semi-detached home, offered with no onward chain. This modern two-bedroom property features a private garden and two allocated parking spaces, making it an excellent choice for first-time buyers. Option to also purchase at a 75% share.

- Two bedroom semi-detached home
- Immaculately presented
- Two parking spaces
- 75% share at £240,000
- Chain free
- Option to buy the Freehold!
- Ground rent: £0
- Service Charge- £687 per year
- Lease 120 years remaining
- EPC rating B. Council tax band B



Ground Floor**Hallway:**

Composite front door leading to inner hallway. Herringbone flooring. Stairs leading to first floor landing. Doors leading to kitchen, cloakroom and living room.

Kitchen:

Fitted kitchen with matching wall and base units and complimenting laminate worksurfaces. 4 ring gas hob with overhead extractor fan. Stainless steel sink and drainer. Space for washing machine and fridge/freezer. Panelled window to front aspect. Herringbone flooring.

Living/Dining Room:

Located to the rear the living room overlooks the rear garden. Space for a 4-seater dining table. Wall mounted TV unit to remain. Window to rear aspect. Herringbone flooring. Partially glazed door to rear garden. Access to understairs storage cupboard.

Cloakroom:

Comprises of a low level WC and wash hand basin with mixer tap. Extractor fan. Herringbone flooring.

First Floor**Bedroom One:**

A large double bedroom with two panelled windows overlooking the front aspect. Access to storage cupboard. Dressing area currently used as a work-from-home space. Carpet flooring. Radiator.

Bedroom Two:

Another large double bedroom with window overlooking the rear aspect.

Carpet flooring. Radiator.

Bathroom:

Three piece bathroom suite comprising of a panelled bath, low level WC and wash hand basin with mixer tap. Obscured window to rear aspect. Full height tiling around bath. Splashback tiles. Laminate wood effect flooring.

Outside**Front Garden:**

Currently a low maintenance area currently laid with bark and shrub borders. Path leading from parking spaces to front door.

Rear Garden:

Beautiful South facing garden mainly laid to lawn with patio area for outdoor furniture. Outside plug sockets and outside tap. Storage shed to remain.

Additional Information**Agents Note:**

Eligibility and Affordability criteria:

You must not own another property in the UK at the time you complete on your shared ownership purchase

Your annual household income must not exceed £80,000 (£90,000 per annum within Greater London)

You must not currently own a property in the UK or overseas

You are a British or EU Citizen, or you have the right to remain in the UK

You must be over 18 if you are applying for a mortgage

You must have sufficient savings in addition to your deposit to cover the cost of legal fees and mortgage arrangement

Sage Homes will require their own AML/ ID check before accepting any offers. Sage Homes also require all interested parties to complete and application form, Source of Funds and Consent Form which will be provided to you by the agent. They may contact all buyers directly for further information.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

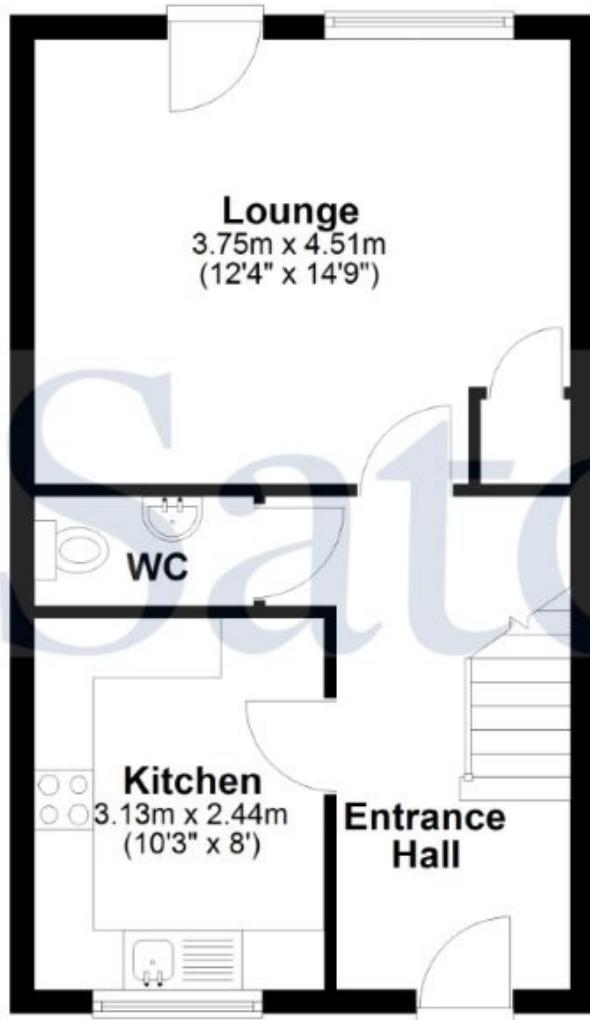




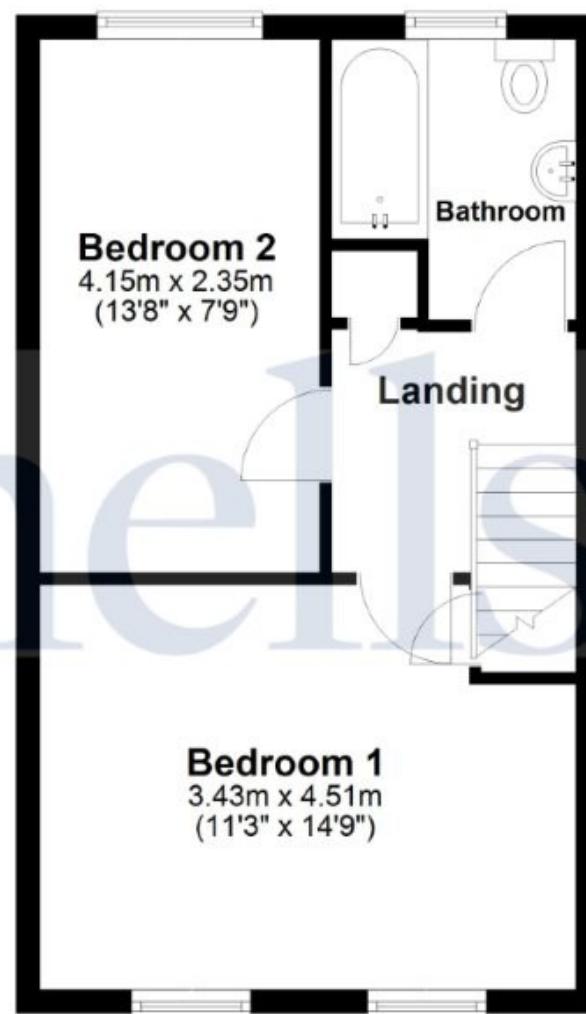
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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Ground Floor



First Floor



For illustration 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.

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