



11, Tulip Close

Biggleswade,

Bedfordshire, SG18 8TR

Freehold - OIEO £300,000

country  
properties



We are pleased to present this appealing CHAIN FREE end of terrace house, presented in good condition on the popular Saxon Gate Development. The property boasts a well-appointed layout to include a lounge and fitted kitchen with modern amenities, the perfect space for culinary enthusiasts to explore their cooking skills. The house further benefits from two well-proportioned bedrooms, providing a peaceful retreat after a long day and a family bathroom, enhancing the home with convenience and functionality.

Externally, the property offers a driveway with off-road parking for 1 - 2 cars and a private rear garden, fully enclosed, providing the perfect outdoor space to enjoy in privacy. The location of the property is ideally situated with excellent public transport links and local amenities nearby, making it a convenient place to reside.

This property is ideal for first-time buyers looking to step onto the property ladder, families or investors seeking a valuable addition to their portfolio. Viewing comes highly advised!

- End of terrace home
- Two bedrooms
- Fitted kitchen
- Enclosed rear garden
- Off road parking for one car
- Council Tax band C & EPC rating C

## Ground Floor

### Entrance

UPVC front door. Carpeted.  
Radiator.

### Kitchen

6' 06" x 10' 05" (1.98m x 3.17m)  
Vinyl flooring. Window to front.  
Range of eye and base level units.  
Fridge freezer. Sink. Oven. Hob.  
Extractor. Washing machine.  
Radiator.

### Lounge

12' 11" x 13' 04" (3.94m x 4.06m)  
Carpet. Understairs cupboard.  
Radiator. Window to rear and patio  
doors.



## First Floor

### Stairs and Landing

Carpet.

### Bedroom One

9' 06" x 10' 07" (2.90m x 3.23m)

Carpet. Radiator. Window to front.

Airing cupboard. Built in wardrobe.

### Bedroom Two

7' 11" x 11' 03" (2.41m x 3.43m)

Carpet. Radiator. Window to rear.

### Bathroom

8' 10" x 4' 09" (2.69m x 1.45m)

Three piece suite comprising panelled bath with shower over, wash hand basin and WC. Vinyl flooring. Window to rear aspect. Radiator.

## Outside

### Front Garden

Shingle. One parking space to front.

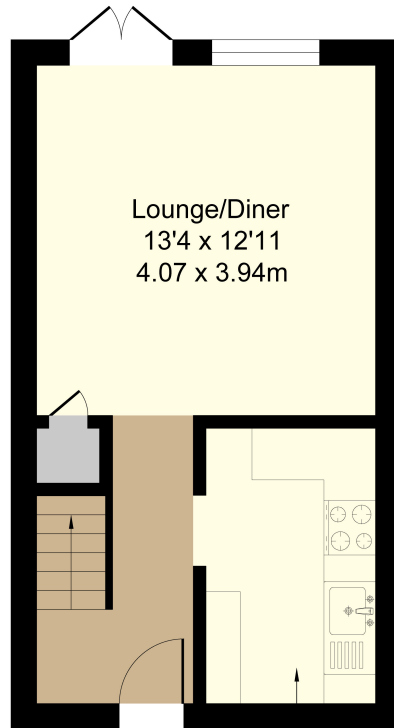
## Rear Garden

Laid to lawn with shrubs. Decking area. Gated access to the front.



## Ground Floor

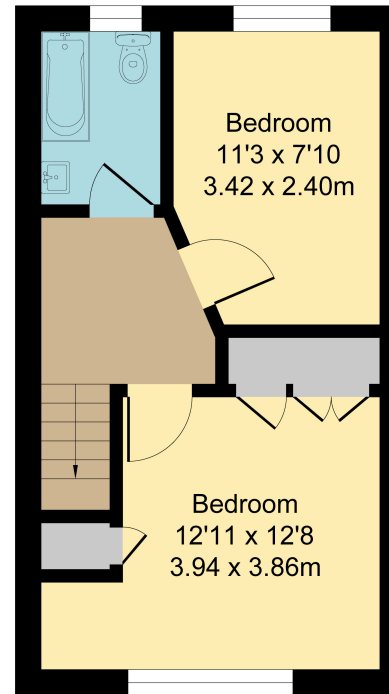
Area: 32.1 m<sup>2</sup> ... 346 ft<sup>2</sup>



Kitchen  
10'6 x 6'6  
3.20 x 1.97m

## First Floor

Area: 32.1 m<sup>2</sup> ... 346 ft<sup>2</sup>



Total Area: 64.2 m<sup>2</sup> ... 692 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>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(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

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