



42, Boddington Gardens

Biggleswade,
Bedfordshire, SG18 0PJ
Freehold **£325,000**

country
properties

We are pleased to present this semi-detached home situated in a sought-after location and in need of modernisation throughout presenting a unique opportunity for investors or families looking to create their dream home. The property is generously proportioned, featuring three bedrooms and offers ample living space to include two reception areas and additional lean to, a ready to transform kitchen and a family bathroom with separate WC to the first floor.

One of the unique features of this home is the single garage, which provides secure parking or could potentially be converted into additional living space subject to planning permission. In addition, there is a large private garden, providing a wonderful space for children to play or for adults to relax and enjoy the outdoors.

Location is undoubtedly one of the key attractions of this property. Situated in a sought-after area, close to public transport links, local amenities, schools and green spaces, including nearby parks. This makes it an ideal setting for families and offers the convenience of having everything you need right on your doorstep.

- Three bedroom semi detached home
- NO CHAIN
- In need of modernisation throughout
- Separate living and dining areas
- Approx 70ft rear garden
- Versatile brick-built barn
- Garage and driveway
- Council Tax band D / EPC rating D

Accommodation

Entrance Hallway

Stairs to the first floor, under stairs storage, doors to:-

Lounge Area

13' 4" x 11' 8" into recess (4.06m x 3.56m)
Window to the front aspect, feature fireplace with tiled hearth and surround, access to:

Dining Area

10' 6" x 10' 0" (3.20m x 3.05m)
Access to kitchen and lean to.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)
Base level units with work surface over, inset porcelain sink, space for gas cooker, built in pantry with shelving and window to lean to, window to the side aspect, door to the side access.



Lean To

9' 9" x 5' 5" (2.97m x 1.65m)

Window to the rear aspect, door onto garden.

First Floor

Landing

Window to the side aspect, loft hatch, doors to:-

Bedroom One

13' 5" x 10' 0" max (4.09m x 3.05m)

Window to the front aspect, airing cupboard with hot water tank and shelving.

Bedroom Two

10' 7" x 10' 2" (3.23m x 3.10m)

Window to the rear aspect.

Bedroom Three

10' 0" narrowing to 6' 7" x 8' 0" narrowing to 4' 4" (3.05m x 2.44m)

Window to the front aspect, baulk head storage cupboard.

Bathroom

Window to the rear aspect, panelled bath, wash hand basin, partially tiled walls.

WC

Window to the side aspect, WC.

External

Rear Garden

Good size rear garden mainly laid to lawn with a variety of mature shrubs and trees, coal bunker and brick built storage shed.

Garage

15' 5" x 8' 4" (4.70m x 2.54m)

Timber double doors, power and lighting, window to the rear aspect, pedestrian door to the rear.

Front

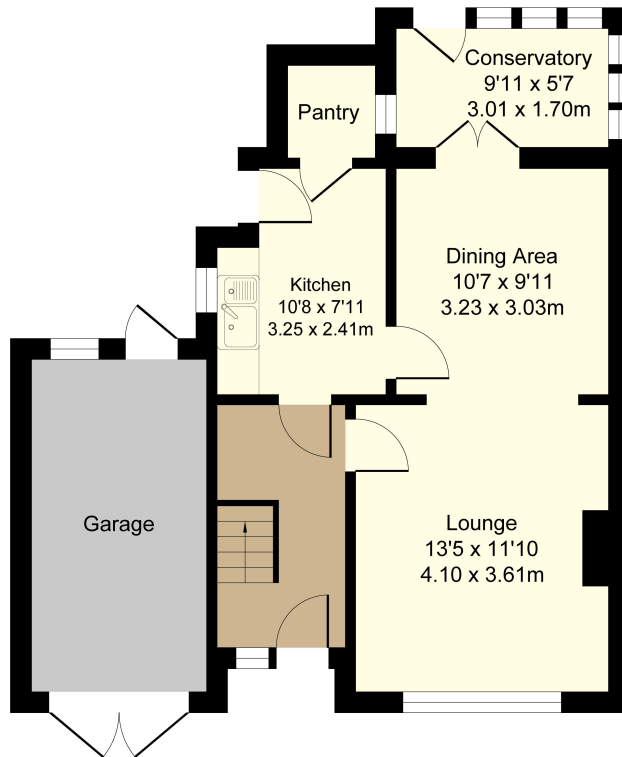
Off road parking for 2 cars, front garden laid to lawn with mature plants and shrub borders and dwarf wall boundaries.



42 Boddington Gardens, Biggleswade

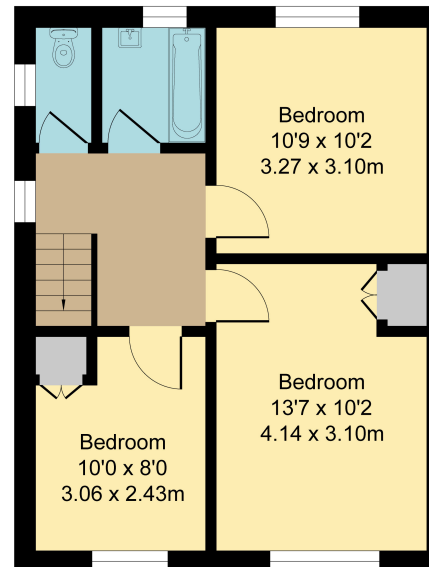
Ground Floor

Area: 47.1 m² ... 507 ft²



First Floor

Area: 41.4 m² ... 446 ft²



Total Area: 88.6 m² ... 953 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	84	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	62	
(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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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