



# 117, Hitchin Street

Biggleswade,  
Bedfordshire, SG18 8BP  
OIEO £375,000

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properties

A fully redecorated 4 bedroom end of terrace home situated in the heart of Biggleswade. The property comprises; lounge, kitchen/diner, utility room, office space, bathroom and to the first floor are four bedrooms. To the external of the property is a outbuilding, rear garden and two allocated parking spaces. Council Tax Band B. EPC Rating E. Google maps advise that the train station is 0.4 miles and a 9 minute walk from the property.

- Four Bedrooms
- Office Space
- Utility Room
- Out Building
- Council Tax Band B
- EPC Rating E

## Front Garden

Pathway leading to front door. Gravel area. UPVC double glazed door into:

## Accommodation

### Lounge

16' 2" into recess x 12' 6" into bay (4.93m x 3.81m)

Coir mat. Brand new carpet. Wooden skirting boards. Two radiators with covers. UPVC double glazed sash style bay window to front aspect. Wooden doors to storage cupboard. Wooden door to storage cupboard. Telephone socket. Two built in cupboards to either side of the recesses of the chimney.

### Kitchen/Diner

16' 1" x 14' 2" into doorway (4.90m x 4.32m)  
Wooden skirting boards. uPVC double glazed window and door to the rear aspect. Coir mat. Large radiator. Matching wall and base units with roll edge worktop. Stainless steel 11/2 bowl sink and drainer. Large pantry with/space for a tall free standing fridge/freezer. CO alarm. Smoke alarm. Heating control thermostat. Stairs rising to the first floor. Access into utility, Plenty of double sockets, tiled splash back and tiled flooring, gas cooker with extractor over with 7 ring hob.

### Utility Room

10' 10" x 5' 6" max (3.30m x 1.68m)  
Wooden flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Matching wall and base units with roll edge work top. CO alarm. Space and plumbing for a washing machine and tumble dryer. Built in cupboard with shelves. Access to downstairs WC and office.

### Office/Study

8' 8" x 3' 2" max (2.64m x 0.97m)  
Wooden flooring. Wooden skirting boards. UPVC double glazed window to side aspect. Fuse box. Fitted shelves. Fitted wooden desk shelf. Electric meter. Telephone socket. Coat hook. Ideal as boot room, storage or office space.



## Bathroom

9' 04" x 7' 0" (2.84m x 2.13m)

Fully tiled. Wooden flooring. UPVC double glazed obscured window to side aspect. Wash hand basin with pedestal. Low level WC. Bath with shower attachment. corner shower with mains shower. Wall mounted extractor fan. Wooden door to cupboard housing boiler. Portable heating control. Wall mounted heated towel radiator.

## First Floor

### Stairs and Landing

Brand new carpet. Wooden skirting boards. Loft hatch (NOT TO BE USED). Two smoke alarms. Radiator. UPVC stainless steel double glazed window to side aspect. Wooden doors to all rooms:

### Master Bedroom

10' 10" max x 10' 4" max (3.30m x 3.15m)

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Two built in wooden cupboard. Wooden door to storage with hanging rail. Wooden door to storage with shelving.

### Bedroom Two

12' 06" x 8' 09" (3.81m x 2.67m)

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden doors to storage cupboard with hanging rail, plenty of sockets.

## Bedroom Three

10' 3" x 8' 9" (3.12m x 2.67m)

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect. Virgin media box. Wooden door to storage cupboard with shelves.

## Bedroom Four

10' 4" x 6' 2" (3.15m x 1.88m)

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to side aspect.

## External

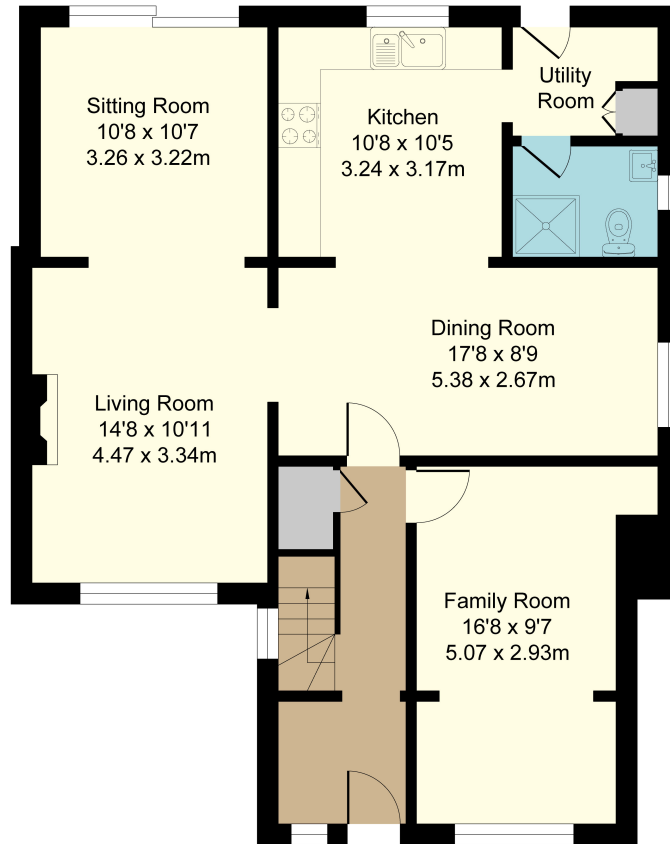
### Rear Garden

Mainly laid to lawn. Patio area. Outside light. Gas meter. Brick outbuilding with outside tap, concrete flooring with shelving. Wooden gate leading to two allocated parking spaces.

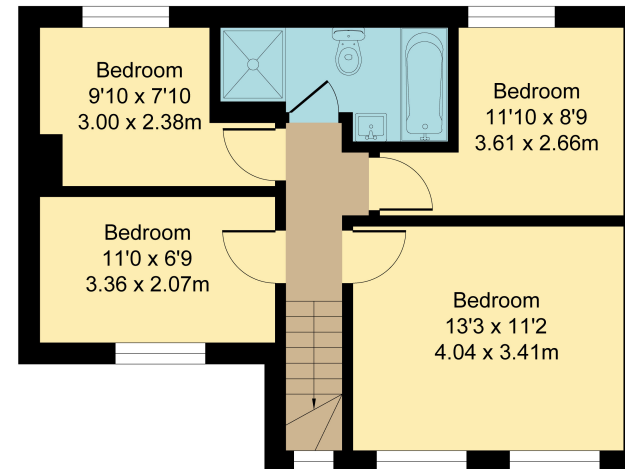




**Ground Floor**  
Area: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>

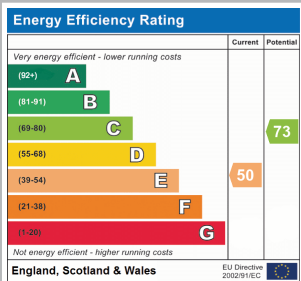


**First Floor**  
Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>



Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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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