



17, Empire Close

Biggleswade,
Bedfordshire, SG18 8AF
Freehold Guide Price £340,000

COUNTRY PROPERTIES
PART OF HUNTERS

Originally a three bedroom house that has been altered to offer two good size double bedrooms. The property further benefits from lounge, kitchen/diner, family bathroom with gardens to the front and rear and a garage with parking en-bloc. A short walk to the town centre and train station makes this a super purchase with NO ONWARD CHAIN!

- Originally a three bedroom home that could be converted back if required
- Two double bedrooms
- Good size frontage and enclosed rear garden
- Garage with off road parking
- NO ONWARD CHAIN
- Lounge & Kitchen/Diner

Ground Floor

Front Door Leading To:-

Entrance Hall

Wood flooring, radiator, stairs to first floor, door to:

Lounge

14' 3" plus bay x 11' 3" (4.34m plus bay x 3.43m)

Double glazed bay wooden windows to front aspect, wood flooring, radiators x2, door to:

Kitchen/Diner

14' 7" x 9' 7" (4.44m x 2.92m)

Range of wall mounted and base level units with work surface over. Spaces for dishwasher, fridge/freezer and washing machine. Built-in electric oven and gas hob with extractor hood over. Ceramic white sink unit and mixer tap. Wall mounted boiler. Under stairs storage cupboard. Wooden double glazed window to rear. Double glazed French doors to rear garden.

First Floor

Landing

Airing cupboard housing water cylinder. Access via ladder to part boarded loft space. Doors to:-

Bedroom One

14' 7" x 12' 11" (4.44m x 3.94m) 'L' shaped (Originally built as 2 rooms)

Built-in mirrored wardrobes with sliding doors. Radiator x 2, double glazed wooden window to rear aspect x 2.



Bedroom Two

11' 1" x 7' 10" (3.38m x 2.39m)

Double glazed wooden window to front aspect, radiator.

Bathroom

White three piece suite comprising panelled bath with mixer tap and shower attachment with electric shower over and shower screen. Square pedestal basin. Low level W.C. Heated towel rail. Frosted wooden double glazed window to front aspect.

External

Front Garden

Laid to lawn with shrubs and tree. Pathway leading to front door. Gated side access to:-

Rear Garden

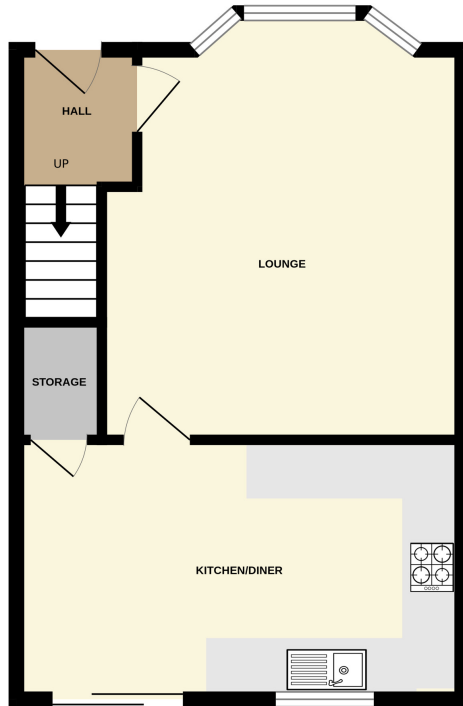
Laid to lawn with paved patio area. Flower and shrub borders.

Garage

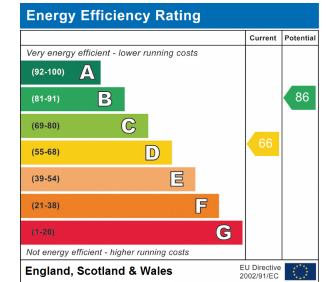
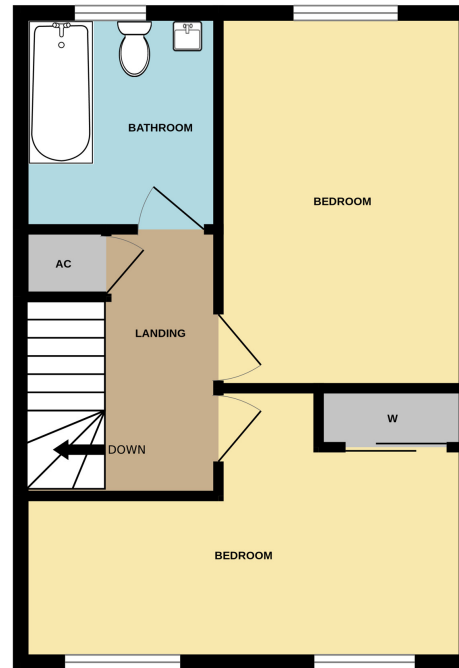
Up and over door. Power and light. Situated close by.



GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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