



Lawrence Road, Biggleswade, Bedfordshire. SG18 0LS





2 Bedroom Terraced House

£230,000 Freehold

In need of renovation throughout, this charming two-bedroom cottage could make a great project or rental property.

Benefiting from two bedrooms, rear garden, outbuilding and located less than half a mile from the town centre and station.

- Chain free
- Two bedroom cottage
- Large rear garden
- 20ft lounge/diner
- Less than half a mile to town centre
- On street parking
- Great investment or rental
- Freehold
- Outbuilding
- EPC rating D. Council tax band B

Ground Floor: Lounge/Diner:

Abt. 20' 4" x 10' 1" (6.20m x 3.07m) Entry via UPVC front door. A large space measuring approx. 20ft in length with window to front aspect. Open gas fire with brick surround. Window to rear aspect. Entry to kitchen. Wooden staircase to first floor.

Kitchen:

Abt. 12' 6" x 5' 9" (3.81m x 1.75m) A range of wall and base units with laminate worktop. Gas cooker and hob (to remain). Sink and drainer overlooking side aspect. Glazed door to garden. Wall mounted boiler. Tiled splashback areas.

First Floor: Bedroom One:

Abt. 11' 0" x 10' 2" (3.35m x 3.10m) A double room with window to front aspect. Carpet flooring. Radiator.

Bedroom Two:

Abt. 12' 5" x 5' 10" (3.78m x 1.78m) A good sized single with window to rear aspect. Storage cupboard with hot water tank. Carpet flooring. Radiator.

Bathroom:

A modern three piece suite with panelled bath with electric shower over, low level WC and wash hand basin. Obscured window to rear aspect. Tiled splash back areas.

External: Gardens and Parking:

The rear garden faces North and is currently considered low maintenance with footpath and singles areas. To the rear is a brick built outbuilding ideal for storing gardening equipment. To the front, residents and visitors must park on street.

Additional Information: About the Area:

Biggleswade and Surrounding:

This property is located only 0.3 Miles on foot from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

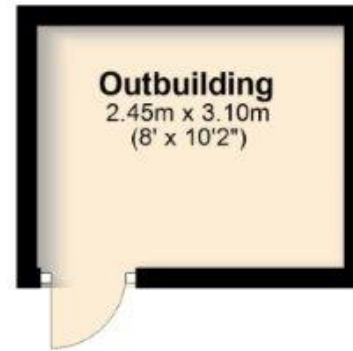
Draft details yet to be approved by the vendor and may be subject to change.



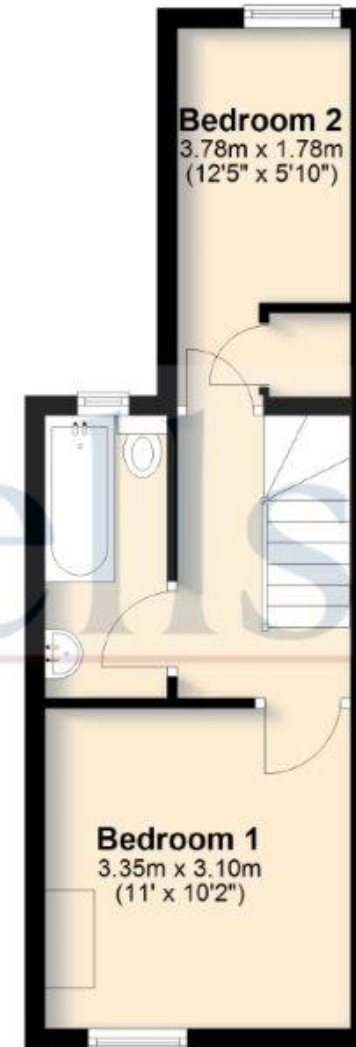
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Ground Floor



First Floor



For illustrative 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.