



116, Winston Crescent

Biggleswade,
Bedfordshire, SG18 0HA

Freehold - Guide Price £230,000

country
properties

**** BEING SOLD VIA MODERN METHOD OF AUCTION**** Offered for sale with NO CHAIN this three good sized bedroom terrace property is great for the growing family and is situated within one of Biggleswade's long standing housing estates, just 1 mile from the town's main line train station and town centre. With accommodation comprising of lounge and dining areas, conservatory, kitchen, separate utility, downstairs WC, three bedrooms and family bathroom. An ideal first-time family buy or investment purchase.

- CHAIN FREE
- Terraced home
- Three good size bedrooms
- Lounge and separate dining area
- Kitchen and utility
- Conservatory
- Downstairs cloakroom
- Front and rear garden
- Council Tax Band B
- EPC Rating C

Accommodation

Entrance Hallway

Double glazed window to the side aspect, radiator, door to:

Inner Lobby

Radiator, stairs rising to the first floor, door to:

Lounge

12' 7" x 12' 4" (3.84m x 3.76m)
Double glazed window to the front aspect, radiator.

Dining Area

8' 7" narrowing to 7' 5" x 9' 0" (2.62m x 2.74m)
Radiator, opening to kitchen and conservatory.

Conservatory

7' 6" x 5' 5" (2.29m x 1.65m)
Brick base with double glazed surround, radiator, laminate flooring, double glazed door to rear garden.

Kitchen

13' 7" x 9' 1" max (4.14m x 2.77m)
Matching wall and base units with a roll edge worktop, inset electric double oven, integral fridge/freezer, inset electric hob with extractor filter over, single drainer sink with mixer taps, wall mounted gas combination boiler, double glazed window to the rear aspect, double glazed door to the rear, opening to:

Utility Room

6' 6" x 5' 5" (1.98m x 1.65m)
Matching base units with a roll edge worktop, space and plumbing for a washing machine, stainless steel sink with mixer taps, extractor fan, under stairs cupboard, radiator, door to:

Cloakroom

WC, wash hand basin.



First Floor

Landing

Loft hatch, doors to:

Bedroom One

12' 8" x 12' 1" (3.86m x 3.68m)

Double glazed window to the front aspect, radiator, ceiling fan.

Bedroom Two

11' 8" narrowing to 7' 6" x 9' 2" narrowing to 6' 0" (3.56m x 2.79m)

Double glazed window to the rear aspect, radiator, two built in cupboards with shelving.

Bedroom Three

12' 2" x 6' 7" (3.71m x 2.01m)

Double glazed window to the front aspect, built in cupboard, radiator.

Bathroom

WC, wash hand basin with pedestal and mixer taps, p-shaped bath with shower attachment and screen, double glazed window to the rear aspect, inset spotlights, heated towel rail.

External

Rear Garden

The rear garden is enclosed via fence with a patio area leading onto lawn with raised beds, timber summerhouse, outside tap, lighting and gated access to the rear.

Front

The front garden is surrounded by dwarf picket fence and is laid to artificial grass with a mature shrub bed and shingle pathway leading to the front door.

Agent's Notes

Auctioneer's Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

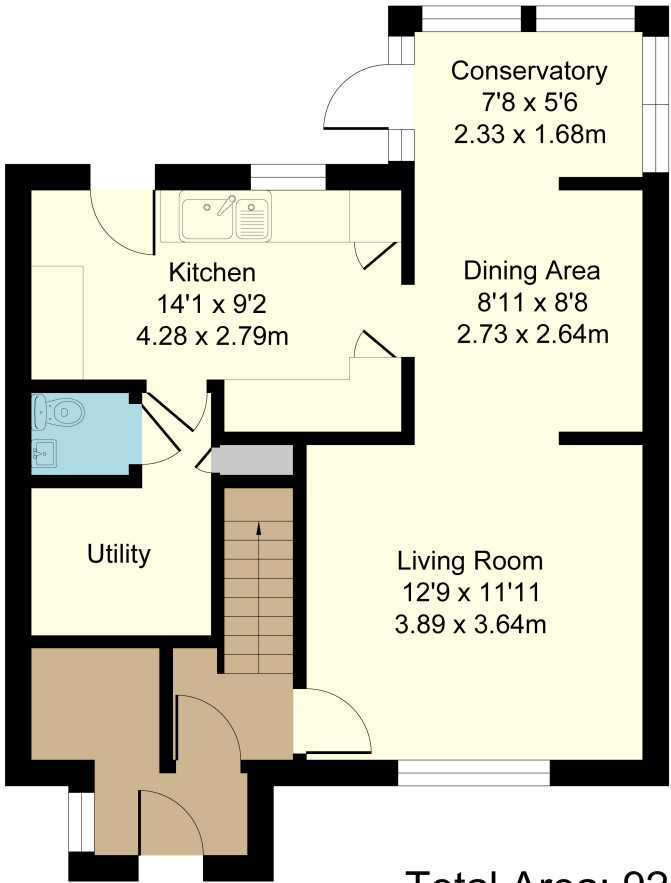




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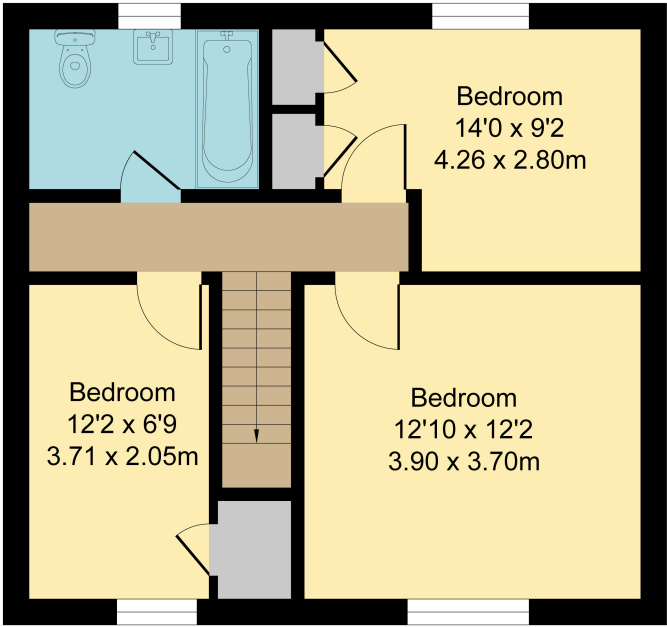
Ground Floor

Area: 46.6 m² ... 502 ft²



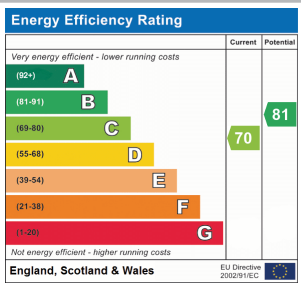
First Floor

Area: 45.5 m² ... 491 ft²



Total Area: 92.1 m² ... 993 ft²

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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