



11, Havelock Road

Biggleswade,
Bedfordshire, SG18 0DB
Freehold £335,000

COUNTRY PROPERTIES
PART OF HUNTERS

An extended, end terrace, house with accommodation over three floors. The property has three bedrooms, separate reception rooms, kitchen with utility and ground floor shower room with the addition of a first floor bathroom. Situated a short distance from the town centre, local amenities and only a ten minute walk (as per Google Maps) to Biggleswade train station.

- End terrace house
- Three bedrooms
- Seperate reception rooms
- Ground floor shower room
- First floor bathroom
- Westerly facing rear garden

Ground Floor

Lounge

Window to front aspect, radiator, electric fireplace.

Inner Hallway

Stairs to first floor.

Dining Room

Window to rear aspect, electric fireplace, radiator, under stairs cupboard.

Kitchen

Matching wall and base units, in-top stainless steel sink with drainer, integrated eye level double oven, space and plumbing for washing machine.

Utility Room

Window to side aspect, door to rear, radiator, fitted cupboard, space for tumble dryer.

Inner Lobby

Door to shower room.

Shower Room

Large shower cubicle, window to side aspect, wall mounted heated towel rail, wash hand basin, low level W.C.

First Floor

Stairs to second floor.



Bedroom 1

Window to front aspect, radiator, storage cupboard.

Bedroom 2

Window to rear aspect, radiator, storage cupboard.

Bathroom

Panelled bath with .shower attachment, low level W.C, wash hand basin, window to rear aspect, wall mounted combi boiler, wall mounted heated towel rail, cupboard.

Second Floor

Loft Room/Bedroom 3

Radiator, 2 x Velux windows to front aspect, eaves storage.

External

Rear Garden

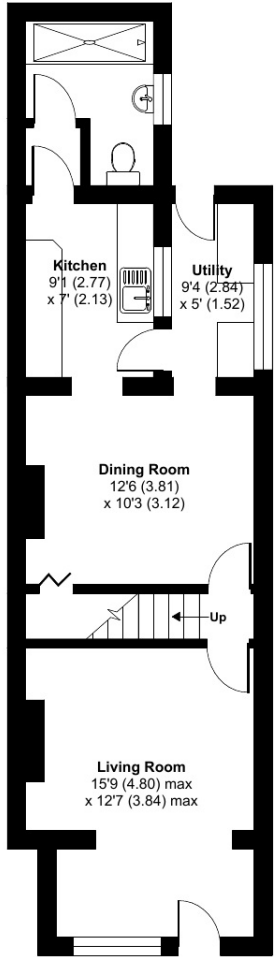
Patio with lawn area beyond. Right of way for Number 9.



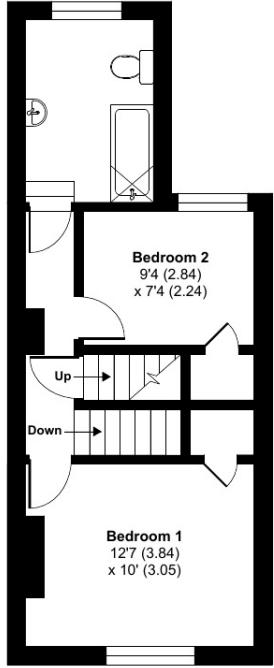


Approximate Area = 1037 sq ft / 96.3 sq m
 Limited Use Area(s) = 113 sq ft / 10.5 sq m
 Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale

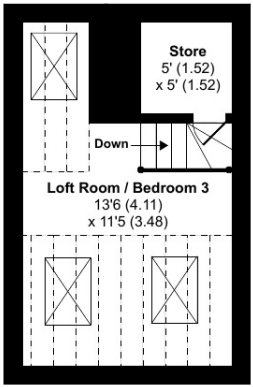


GROUND FLOOR



FIRST FLOOR

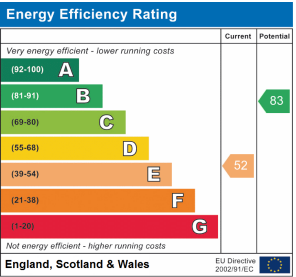
Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 962937



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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