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**Church Street, Biggleswade, Bedfordshire, SG18**

**£1,200 pcm**

- Available end of July - unfurnished
- Two bedroom cottage
- SOUGHT AFTER central location
- 11ft x 10ft Living room with feature fireplace
- Modern shower room
- 10ft x 9ft kitchen with appliances and door to the rear garden
- Just a short walk from the High Street and local amenities
- Great road links - short drive to A1(M)
- Close to Biggleswade train station - 7 minute walk





CHARMING and CHARACTERFUL TWO bedroom Victorian cottage close to the town | MODERN fitted kitchen | TWO Double Bedrooms | MODERN Shower room | Small courtyard area at the rear | Short walk to STATION and Cosmopolitan MARKET TOWN - 7 minute walk to Biggleswade MAINLINE STATION | Close to good road links |

This charming and characterful, TWO bedroom Cottage, is situated in a terrace of similar character properties, close to the centre of this historic MARKET TOWN - within walking distance of the MAINLINE STATION and the town centre.

Biggleswade is an incredibly popular town with a great community spirit and feel. Many specialist and high street brand shops, bars, restaurants and pubs lead to and border the central cobbled MARKET SQUARE.

Inside, to the front there is a great size living room with a feature fireplace and to the rear a kitchen / diner with a door leading to the rear garden. Upstairs there are two good size double bedrooms and a shower room.

View ASAP and secure this lovely home in a sought after part of Biggleswade before someone else does!

#### | ADDITIONAL INFORMATION

Available end of July on an unfurnished basis

Deposit - £1,500.00

Council Tax Band - B

EPC Rating - TBC

#### | GROUND FLOOR

Living Room: Approx 11' 0" x 10' 7" (3.35m x 3.23m)

Kitchen / Diner: Approx 10' 7" x 9' 10" (3.23m x 3.00m)

#### | FIRST FLOOR

Bedroom One: Approx 10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom Two: Approx 11' 1" x 10' 0" (3.38m x 3.05m)

Bathroom: Approx 7' 4" x 6' 5" (2.24m x 1.96m)

#### | OUTSIDE

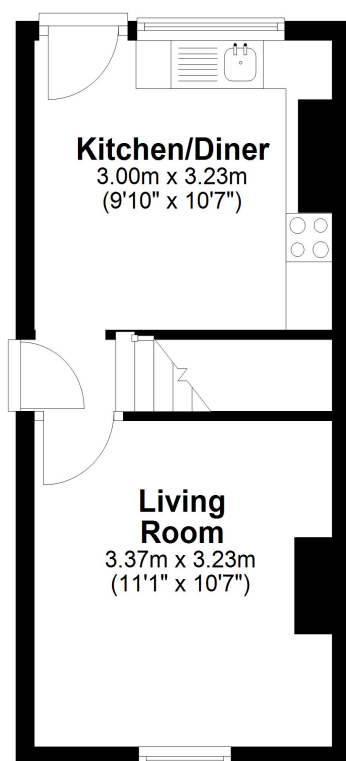
Courtyard garden area and shed for storage





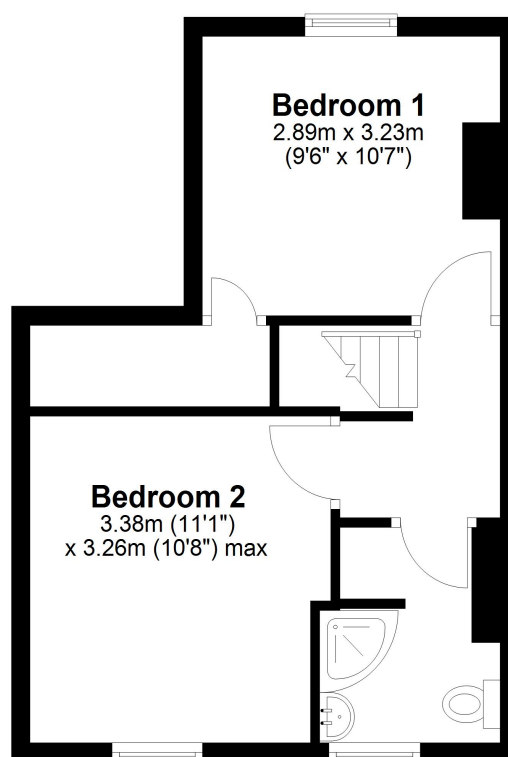
## Ground Floor

Approx. 23.6 sq. metres (253.9 sq. feet)



## First Floor

Approx. 31.7 sq. metres (340.7 sq. feet)



Total area: approx. 55.2 sq. metres (594.7 sq. feet)