



Fairfield Road, Biggleswade, Bedfordshire. SG18 0BS

Satchells



3 Bedroom Semi-Detached House £450,000 Freehold

A rare chance to own this cherished 1930's semi-detached home on a sought-after road, offering generous space, timeless character, and outstanding potential.

- Rarely available 1930s property
- Same family ownership for approx. 90 years
- Potential to add value
- Ground floor extension
- Character features
- Utility and WC
- Driveway
- 60ft garden
- Versatile ground floor space
- Awaiting EPC. Council tax band C



Ground Floor

Entrance Hall:

A welcoming hallway with doors to the living room, reception room and kitchen. Stairs rise to first floor with understairs cupboard housing the gas and electricity metres. Small double-glazed window to side aspect. Karndean flooring.

Living Room:

Abt. 11' 5" x 12' 8" (3.48m x 3.86m) A cosy space located to the front of the property with feature fireplace and surround. Bay window to front aspect. Carpet flooring.

Kitchen/Living/Dining Area:

Abt. 14' 5" x 24' 1" (4.39m x 7.34m) Extended by the current sellers in 2014 to create a larger space to entertain and combined with the original dining room and kitchen. Howdens kitchen with shaker style units and complimentary wooden worksurfaces. Integrated appliances include a fridge, dishwasher, 4-ring gas hob, eye level oven and grill, and extractor fan. Stainless steel sink and drainer with window above. Mosaic effect wall tiles. Door to utility room and hallway. Karndean flooring.

Reception Room:

Currently used as the main dining room, this versatile space could be used as an additional lounge or ground floor study. Opening to rear kitchen/dining area. Karndean flooring continued.

Utility and WC:

Added by the current sellers, this space provides useful access from the driveway to rear garden and currently houses a freestanding freezer, washing machine and tumble dryer along with additional storage. Door to WC with obscured window to rear aspect.

First Floor

Bedroom One:

Abt. 13' 4" x 9' 2" (4.06m x 2.79m) A large double bedroom with a bank of fitted x8 door wardrobes. Bay window to front aspect with shutters. Carpet flooring.

Bedroom Two:

Abt. 11' 9" x 8' 2" (3.58m x 2.49m) A double bedroom with two fitted wardrobes. Window to rear aspect. Carpet flooring.

Bedroom Three:

Abt. 7' 6" x 8' 0" (2.29m x 2.44m) Currently used as an office, this room has previously housed a single bed with a fitted x3 door wardrobe. A stud wall separates bedrooms two and three. Window to rear aspect. Carpet flooring.

Bathroom:

A three piece suite comprising of a bath with overhead shower, low level WC and wash hand basin with mixer tap. Chrome heated towel rail. Storage cupboard. Obscured window to front aspect. Fully tiled walls.

Outside

Garden and Parking:

The rear garden faces East and is mainly laid to lawn with mature shrub borders. A large patio area provides a great space for outdoor seating and dining. The garden can be accessed via the door from the utility room or the bi-folding doors from the kitchen/living/dining area. The block paved driveway offers parking for 2-3 cars with a small flower bed that could be removed to create more space if needed.

Additional Information

Agents Note:

The loft is partially boarded with a pull down ladder.

Combi boiler fitted in 2013. Last serviced November 2025.

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

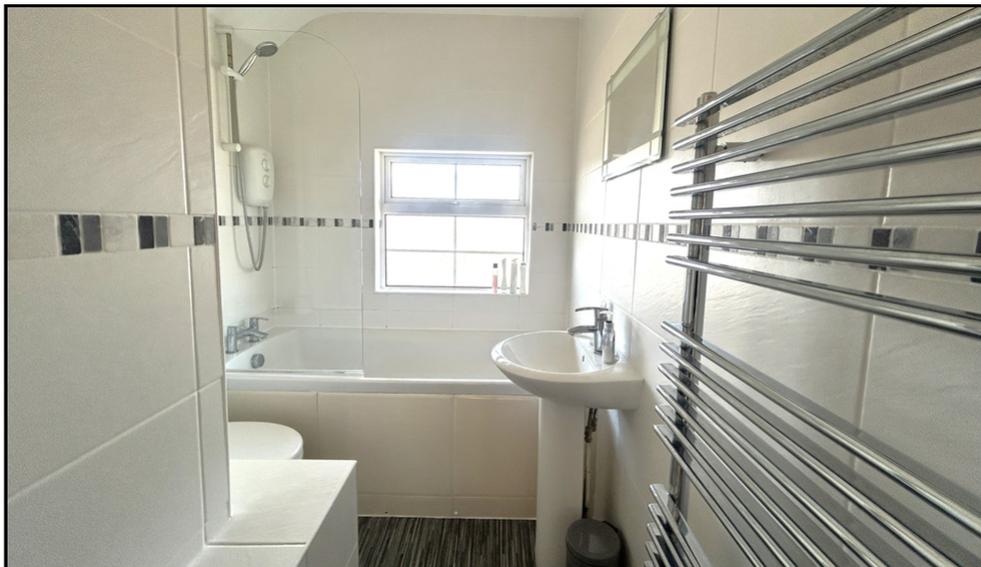
Tenure: Freehold

Council Tax Band: C

Council tax payable: £2194.12

For further material information please contact the office marketing this property.

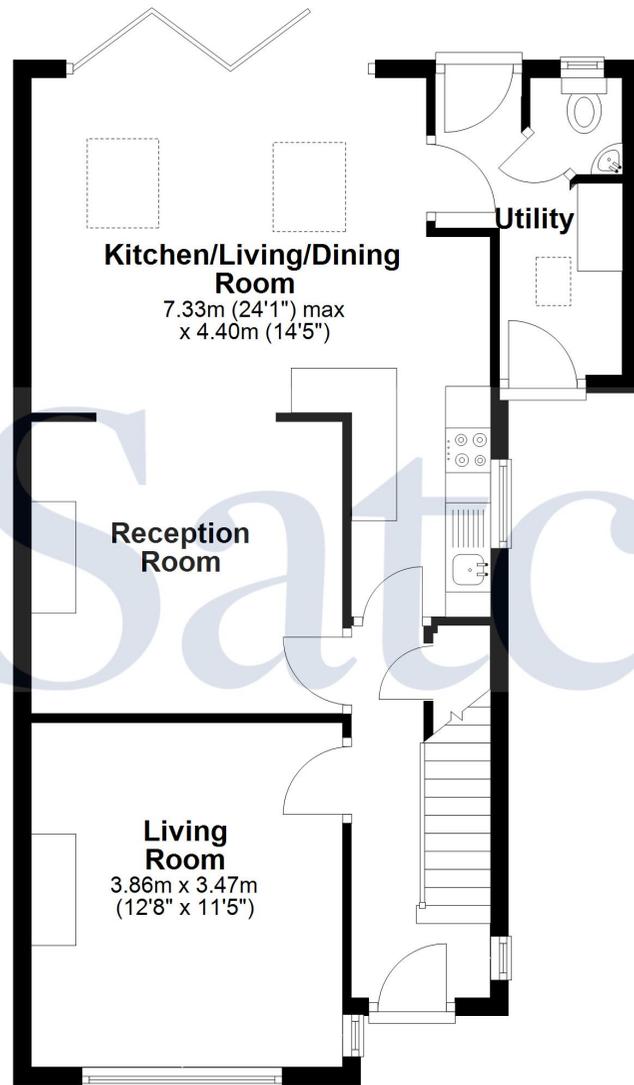




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



Kitchen/Living/Dining Room

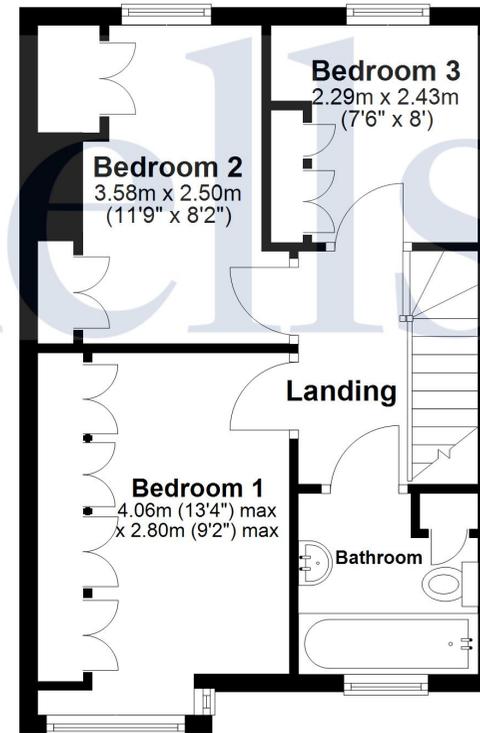
7.33m (24'1") max
x 4.40m (14'5")

Reception Room

Living Room
3.86m x 3.47m
(12'8" x 11'5")

Utility

First Floor



Bedroom 3
2.29m x 2.43m
(7'6" x 8')

Bedroom 2
3.58m x 2.50m
(11'9" x 8'2")

Bedroom 1
4.06m (13'4") max
x 2.80m (9'2") max

Landing

Bathroom

For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.