



Curpin  
House

Flat 1  
3 Sun Street

3 Sun Street

, Biggleswade,  
Bedfordshire, SG18 0BP  
£210,000

country  
properties

This charming Grade II Listed two-bedroom ground floor apartment is offered to the market chain-free and presents an excellent opportunity for both first-time buyers, downsizers and investors alike. Benefitting from a share of freehold, the property combines character features with practical living space in a highly convenient location.

The accommodation is accessed via a private entrance leading into a welcoming hallway, complete with a useful cupboard for additional storage. The property offers two well-proportioned double bedrooms, both enjoying good natural light and versatile space. The standout feature of the home is the impressive lounge, which boasts a beautiful bay window and a charming fireplace with log burner, creating a warm and inviting living space. From here, there is access down to a substantial and unique basement area, offering exceptional storage potential and scope for further use subject to requirements. The kitchen is fitted with a range of wall and base units with work surfaces over, along with space for appliances, providing a practical and functional layout. The bathroom is fitted with a suite comprising a bath with shower over, wash hand basin, and WC.

Externally, the property benefits from an allocated parking space to the side. Ideally positioned within walking distance of the town centre and mainline train station, this home offers both convenience and character in equal measure. Combining generous proportions, unique features, and excellent potential, this attractive apartment is ready to move into and enjoy, with early viewing highly recommended.

#### Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Good Size Accommodation
- Close to Town Centre
- CHAIN FREE
- Share of freehold
- Basement for storage
- Character property
- Two double bedrooms
- Allocated parking
- Ground Rent £200 PA

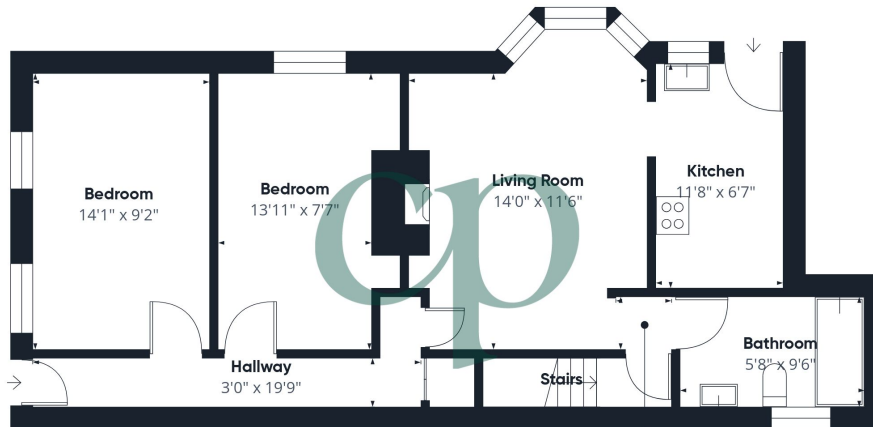








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1164 ft<sup>2</sup>

Reduced headroom

116 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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