



10, Holly Close

Biggleswade,
Bedfordshire, SG18 0HX
Freehold £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well-presented 3 bedroom Terrace home is situated within a small close of only 9 houses, on the popular Fairfield development in Biggleswade, just 0.8 miles from the town centre and train station. Benefits to include 3 good sized bedrooms, 23ft lounge/diner, kitchen, family bathroom with separate WC, front and rear gardens and garage en-bloc. An early viewing comes highly recommended.

- SMALL CLOSE OF ONLY 9 HOUSES
- POPULAR FAIRFIELD DEVELOPMENT
- 3 BEDROOM TERRACE
- 23ft LOUNGE/DINER
- KITCHEN
- FAMILY BATHROOM WITH SEPARATE WC
- FRONT & REAR GARDENS
- GARAGE EN-BLOC
- JUST 0.8 MILES FROM THE TOWN CENTRE & TRAIN STATION
- VIEWING HIGHLY RECOMMENDED

Ground Floor

Entrance Hall

4' 4" x 2' 10" (1.32m x 0.86m)
uPVC double glazed frosted door to front aspect.
Radiator. Fuse box.

Lounge/Diner

23' 4" narrowing to 14' 2 x 16' 0" narrowing to 7' 7" (7.11m x 4.88m)
Dual aspect. uPVC double glazed windows to front and rear aspects. 2 radiators. Stairs rising to first floor accommodation with under stairs storage cupboard.

Kitchen

8' 8" x 8' 0" (2.64m x 2.44m)
Fitted with eye and base level units with roll top work surfaces over. Sink and drainer unit. Space for fridge and freezer. Space and plumbing for washing machine. Freestanding cooker. Ceramic tiled splash back walls. Wall mounted gas fired boiler. Vinyl flooring. uPVC double glazed window to rear aspect. uPVC double glazed door to rear aspect.

First Floor

Landing

Airing cupboard housing water tank and shelving.
Loft hatch - partly boarded with loft ladder.

Bedroom One

11' 11" x 9' 2" (3.63m x 2.79m)
uPVC double glazed window to front aspect.
Radiator.

Bedroom Two

11' 0" x 9' 2" narrowing to 7' 8" (3.35m x 2.79m)
uPVC double glazed window to rear aspect.
Radiator.

Bedroom Three

8' 11" x 6' 5" (2.72m x 1.96m)
uPVC double glazed window to front aspect.
Radiator.



Separate WC

5' 6" x 2' 9" (1.68m x 0.84m)

Low level WC. uPVC double glazed frosted window to rear aspect.

Family Bathroom

5' 5" x 4' 10" (1.65m x 1.47m)

Modern white 2 piece suite comprising of a panelled bath with electric Mira shower over and ceramic tiled splash back walls and a wash hand basin with ceramic tiled splash back walls.

Radiator. uPVC double glazed frosted window to rear aspect.

Outside

Front

Hardstanding with block paving and stones. Storm porch over front entrance. Concrete pathway. Timber gate and fence surrounding.

Rear Garden

Fully enclosed garden mainly laid to lawn with shrubs and flowers surrounding. Block paved patio area and pathway. Water butt. Outside tap. Tiber shed. Timber fence surrounding with rear gated access.

Garage

En-bloc with up and over metal door.

Agent Notes

The current vendors have recently had their garage roof replaced.





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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