



# 9, Empire Close

Biggleswade,  
Bedfordshire, SG18 8AF  
Freehold **£370,000**

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properties

We are delighted to present this splendid semi-detached house for sale, conveniently situated in a highly sought-after location. This property is well-positioned with excellent public transport links, proximity to nearby schools are an added advantage for families, local amenities such as shops, restaurants, and health centres are within easy reach and the nearby parks offer excellent recreational opportunities.

The property comprises three spacious bedrooms, offering ample space for a growing family or for guest accommodation and a single bathroom. The kitchen caters perfectly to home-cooking enthusiasts with plenty of space for meal preparation. In the reception room, you'll find a warm, inviting environment suitable for entertaining guests or for relaxing evenings at home. One of the unique features of this property is the availability of a single garage, providing extra space for storage or parking plus two additional parking spaces on the driveway, providing an added convenience for residents. Additionally, the property benefits from a private garden, a perfect spot for those who enjoy outdoor living.

This home is ideally suited for first-time buyers looking to step onto the property ladder, investors seeking a property in a prime location with high potential for capital appreciation or families will also appreciate the space, comfort, and convenience that this property offers.

In summary, this semi-detached house is a harmonious blend of comfort, style, and convenience, making it a truly desirable property. It represents a rare opportunity to acquire a house in a prime location. Don't miss out on this incredible opportunity to own a property in such a desirable location.

- CHAIN FREE
- 3 bedroom semi-detached home
- Spacious lounge
- Howdens real oak fitted kitchen/diner with integral appliances
- Front and rear gardens
- Garage and off-road parking
- Easy walk to town centre and main line train station
- Council Tax band D & EPC rating TBC

## Accommodation

### Entrance Hallway

Tiled flooring, stairs rising to first floor, door to:

### Lounge

15' 9" into bay x 11' 3" narrowing to 10' 0" (4.80m x 3.43m)

Tiled flooring, built in TV storage unit, bay window to the front aspect, glazed door to:-



## Kitchen/Diner

14' 5" x 9' 6" narrowing to 8' 6" (4.39m x 2.90m)

Range of Howdens oak matching wall mounted and base level units with marble effect work surface over and inset 1 1/2 sink, integral slimline dishwasher, washing machine, electric oven with induction hob and extractor fan over, space for a fridge/freezer, large under stairs cupboard, window to the rear aspect and French doors onto the rear garden.

## First Floor

### Landing

Cupboard built into bulkhead, hatch to boarded loft with ladder and light.

### Bedroom One

12' 9" max x 7' 8" (3.89m x 2.34m)

Window to the rear aspect, built in double fronted wardrobe and drawers.

### Bedroom Two

11' 1" x 7' 8" max (3.38m x 2.34m)

Window to the front aspect, built in wardrobe, fitted overhead storage and bedside cabinets with lighting.

### Bedroom Three

8' 7" x 6' 4" (2.62m x 1.93m)

Window to the rear aspect.

### Bathroom

Wash hand basin with vanity unit below, WC, window to the front aspect, panelled bath with shower over, tiled splash back, storage cupboard, tiled flooring.

### External

#### Rear

Secluded rear garden laid to lawn with timber decking area, large patio area, outside tap, external power sockets and pedestrian door to garage.

#### Garage

17' 4" x 8' 2" (5.28m x 2.49m)

Metal up and over door, power and lighting, eaves storage, workbench, door to rear garden.





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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