



# Reynolds Close

Biggleswade,  
Bedfordshire, SG18 0QL

**Freehold - OIRO £280,000**

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properties

Offered for sale with NO CHAIN but in need of some updating and re-decoration. Situated in a cul-de-sac location of similar styled properties, this well located two-bedroom semi-detached home is within walking distance of Biggleswade's main line train station with further public transport links easily accessible. An exceptional purchase for the first time buyer looking to put their own stamp on a property or the investor looking for their next project to turn around and re-sell or rent out achieving approx. £1250 pcm at a 5% yield. This purpose-built property has accommodation affording entrance hall, cloakroom, living room, kitchen, two bedrooms, bathroom and externally benefits from open front garden, off road parking and low maintenance rear garden.

- Ideal first time buy
- Semi detached
- Cul de sac location
- Lounge / Diner
- Downstairs WC and separate family bathroom
- Two bedrooms
- Off road parking
- Front and rear gardens
- Council Tax Band C / EPC rating TBC

## Accommodation

### Ground Floor

#### Entrance Hall

Understairs cupboard with light, radiator. Door to:

#### Cloak Room

Radiator, low level WC, corner wash hand basin, tiled splash back, extractor fan.

#### Kitchen

9' 3" x 6' 1" (2.82m x 1.85m)

Matching range of wall and base units comprising of cupboards and drawers. Inset electric oven and space for fridge freezer and washing machine with complimenting work surface over with inset gas hob and stainless steel sink top, tiling to all splash back areas. Wall mounted gas boiler, radiator and window to front aspect.

#### Lounge/Diner

14' 3" narrowing to 6' 9" (4.34m x 2.06m) x 12' 6" narrowing to 9' 6" (3.81m x 2.92m) Stairs rising to first floor, radiator, patio doors to garden.

### First Floor

#### Landing

Radiator. Door to:



## Bedroom One

12' 7" (narrowing to 9'3") x 8' 9" (3.84m x 2.67m) Airing cupboard with hot water cylinder and shelving, radiator, window to rear aspect.

## Bedroom Two

12' 5" (narrowing to 6' 2") x 8' 6" (narrowing to 5'9") Radiator, two window's to front aspect.

## Bathroom

Low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, tiling to all splash back areas, radiator, hatch to loft void, window to side aspect.

Outside

## Rear Garden

A low maintenance area laid mainly to shingle and a patio area directly outside the patio doors, a variety of plant and shrub borders all enclosed by fence and walled boundaries.

## Front Garden

Open with tarmac off road parking and a shingled area with shrubs all leading to an external storage cupboard and the front door.

## Agent's Notes

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 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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