



# Bunyan Road

Biggleswade,  
Bedfordshire, SG18 8QQ  
£220,000

country  
properties



Offered CHAIN FREE, this two bedroom cluster house is perfect for first time buyers, downsizers, and investors alike. Situated on a quiet close, in close proximity to Biggleswade's Town Centre and Train Station.

Upon entry into the hallway, there is a large under stair storage cupboard. The kitchen is situated to the left, and includes ample storage and worksurfaces. The generously sized living room faces to the front of the property, and features a lovely bay window. On the first floor, are two double bedrooms and a three piece bathroom featuring a bath with shower over, wash hand basin, and W.C. .

Externally, the property has the added benefit of a large storage cupboard, and allocated parking for one car.

#### 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.

- › Two double bedrooms
- › Allocated parking space
- › Close to town and train station
- › CHAIN FREE
- › EPC C / Council Tax Band B
- › Ideal for 1st time buyers or investors







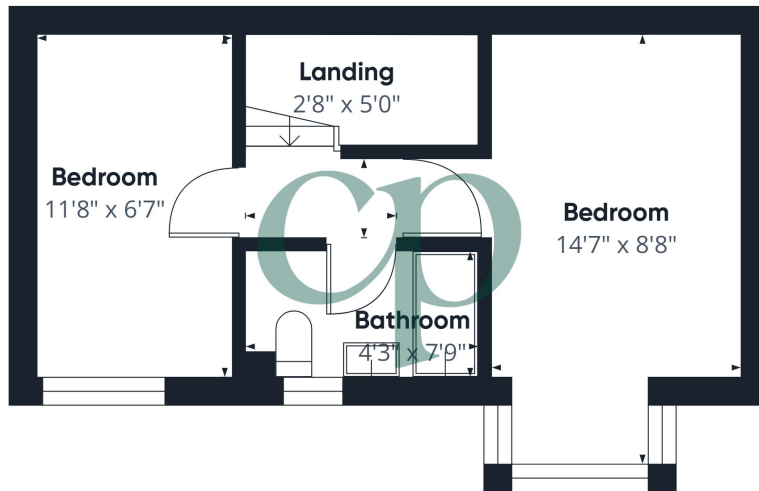








Floor 0



Floor 1



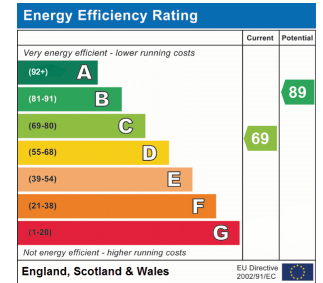
Approximate total area<sup>(1)</sup>  
532 ft<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>

(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.

GIRAFFE360



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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