



# 75, Stratton Way

Biggleswade,  
Bedfordshire, SG18 0NW  
Freehold £380,000

country  
properties

Situated on one of Biggleswades more mature housing estates, this end of terrace property is within easy reach of the towns main line train station and town centre. This popular style of terraced family home is offered for sale in good order, but in need of some redecoration. The accommodation comprises; entrance hallway, separate lounge and dining room, refitted kitchen, three bedrooms and a refitted family bathroom. Externally the property boasts the original brick-built barn with coal bunker and updated outside WC, rear garden measuring approx. 50ft and front garden with off-road parking.

- End of terrace home
- In need of redecoration
- Three bedrooms
- Separate living & dining room
- Re-fitted kitchen and family bathroom
- Approx 50ft rear garden
- Versatile brick-built barn
- Off road parking
- Council Tax Band B
- EPC Rating TBC

## Accommodation

### Entrance Hallway

Double glazed window to the side aspect, radiator, stairs rising to the first floor, under stairs storage, door to:

### Lounge

12' 6" x 15' 0" into bay (3.81m x 4.57m)  
Double glazed bay window to the front aspect, radiator, inset coal effect fireplace with timber surround and marble fascia and hearth.

### Kitchen

10' 2" x 9' 9" (3.10m x 2.97m)  
Range of matching wall and base units with a roll edge work top and inset stainless steel 1 1/2 sink with mixer taps, space for a fridge/freezer, space and plumbing for a washing machine, inset electric oven and hob with extractor filter over, cupboard housing the gas boiler, tiled splash back, double glazed window to the rear aspect, built in larder, double glazed door to the side, door to:

### Dining Room

9' 5" x 8' 9" (2.87m x 2.67m)  
Wall mounted electric heater, radiator, double glazed window to the rear aspect.

### First Floor

### Landing

Double glazed window to the side aspect, loft hatch, airing cupboard housing the hot water tank and shelving, door to:



## Bedroom One

12' 0" x 10' 9" (3.66m x 3.28m)

Double glazed window to the front aspect, double fronted built in cupboard, radiator.

## Bedroom Two

12' 5" x 9' 5" (3.78m x 2.87m)

Double glazed window to the rear aspect, built in cupboard, radiator.

## Bedroom Three

9' 1" narrowing to 6' 8" x 8' 4" narrowing to 4' 5" (2.77m x 2.54m)

Double glazed window to the side aspect, radiator, bulkhead storage cupboard, picture rail.

## Family Bathroom

Fully tiled walls, WC with built in wash hand basin and vanity unit below, panelled bath with electric shower over, heated towel rail, double glazed window to the rear aspect.

## External

### Front

The front garden is laid to lawn and enclosed by dwarf wall and fence boundaries with double gated access to shingle area providing off road parking with a pathway to the front door and the lawn area with mature flower and shrub beds surrounding. Gated access to rear.

### Rear Garden

More than 50ft and enclosed by fence boundaries, this more than adequate family size garden which backs onto Stratton Way Park is mainly laid to lawn with deep mature shrub and flower bed borders at the top and continued area laid to lawn at the bottom.

### Brick Built Barn

9' 0" x 5' 8" (2.74m x 1.73m)  
Window to the side aspect.

### Coal Bunker

Attached to the brick built barn.

### WC

Push button WC.





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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