



87, Bunyan Road

Biggleswade,
SG18 8QQ

Freehold £195,000

country
properties

****CHAIN FREE**** This 1 DOUBLE bedroom Cluster Home with allocated parking for 1 car is situated within walking distance to the town centre and train station. The property briefly comprises of a 14ft lounge/diner, fitted kitchen, 1 double bedroom and bathroom suite and would make an ideal first time or investment purchase!

- CHAIN FREE
- Ideal first time/investment buy
- Cluster home
- 1 Double bedroom
- Lounge/diner
- Fitted kitchen
- Allocated parking for 1 car
- Gas central heating & double glazed throughout
- Close proximity to town centre and train station
- Council Tax Band B & EPC Rating C

Accommodation

Entrance Hallway

Door to:

Lounge/Diner

14' 5" x 10' 5" (4.39m x 3.17m)
uPVC double glazed box bay window and uPVC double glazed window. Carpeted. Radiator. Stairs to first floor accommodation.

Kitchen

Fitted with a range of eye and base level units with work surfaces over. Sink and drainer unit with mixer tap. Built-in electric oven and hob with extractor fan over. Space and plumbing for washing machine. Space for fridge/freezer. Radiator. uPVC double glazed window.

First Floor

Landing

Doors to:



Bedroom

11' 9" x 8' 5" (3.58m x 2.57m)

Carpeted. Radiator. uPVC double glazed window.

Bathroom

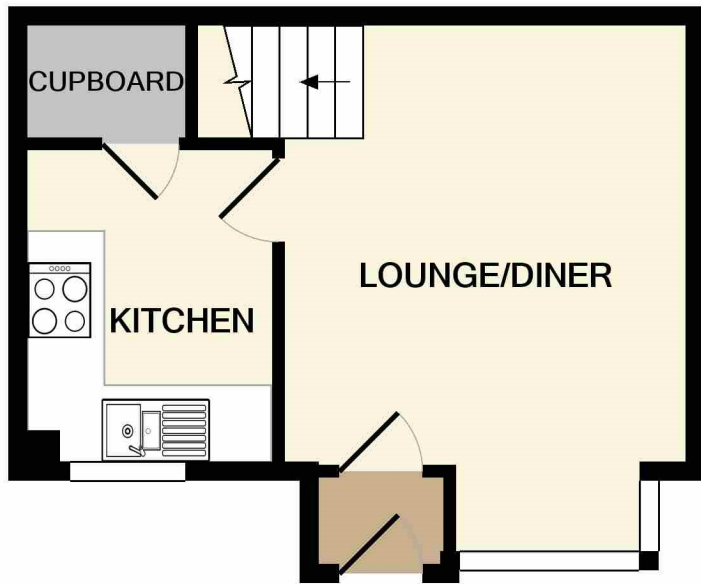
Panelled bath with tiled splash backs. Low level WC. Wash hand basin. Obscure uPVC double glazed window.

External

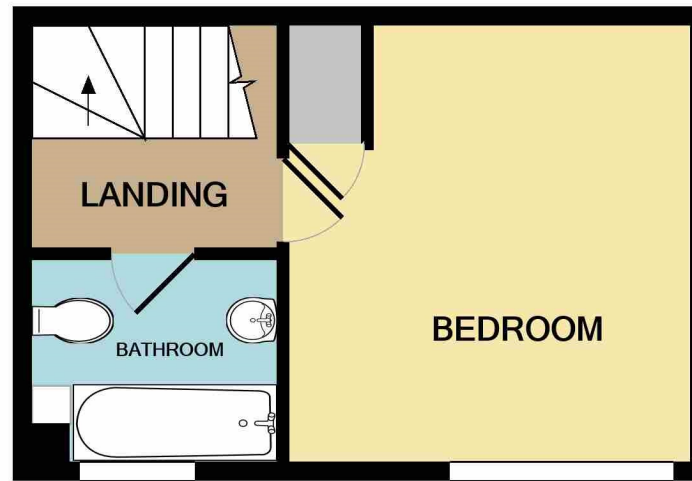
Parking

Allocated parking space for 1 car.





GROUND FLOOR
APPROX. FLOOR
AREA 224 SQ.FT.
(20.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 202 SQ.FT.
(18.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 426 SQ.FT. (39.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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