



19, Empire Close

Biggleswade,
Bedfordshire, SG18 8AF
Freehold £360,000

country
properties

We are delighted to offer this splendid three-bedroom semi-detached home conveniently located in a popular location within walking distance to Biggleswade main line train station and town centre. The light & bright accommodation comprises of a good size lounge with bay window, kitchen/diner, recently refitted family bathroom, three good size bedrooms and a secluded rear garden. One of the unique features of this property is its single garage, providing extra space for storage or parking plus two additional parking spaces on the driveway providing an added convenience for residents. Empire Close is ideally suited for first-time buyers or investors alike seeking a property with high potential for capital appreciation or a family who will also appreciate the space, comfort and convenience that this property offers!

- Semi-detached home
- Three bedrooms
- Kitchen/diner
- Refitted family bathroom
- Private rear garden
- Single garage & driveway
- Walking distance to variety of amenities & train station
- Council Tax band D / EPC rating TBC

Accommodation

Entrance Hallway

Stairs rising to the first floor, radiator, door to:-

Lounge

14' 1" x 11' 2" (4.29m x 3.40m)

Bay window to the front aspect, two radiators, laminate flooring, door to:-

Kitchen/Diner

14' 5" x 9' 7" (4.39m x 2.92m)

Range of matching wall mounted and base level units with work surface over and inset sink with drainer, integrated dishwasher, electric oven, plumbing for washing machine, space for fridge/freezer, inset electric hob, tiled splash back, under cabinet lighting, wall mounted gas boiler, tiled flooring, window to the rear aspect, built in under stairs storage cupboard, radiator, French doors onto garden.

First Floor

Landing

Loft hatch, storage cupboard, doors to:-

Bedroom One

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

Window to the rear aspect, radiator, built in wardrobes, laminate flooring.



Bedroom Two

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

Window to the front aspect, radiator.

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m)

Window to the rear aspect, radiator.

Bathroom

Wash hand basin with vanity unit below, WC, panelled bath with rainfall shower over and screen, tiled walls, heated towel rail, tiled flooring, window to the front aspect.

External

Rear

Secluded rear garden laid to artificial lawn with patio area at head, waterfall and pond feature to side, decorative raised area with steps up to further patio at rear, raised beds with pebbles and a variety of mature trees and shrubs, external power socket, outside tap and lighting, wall and fence boundaries, side passage and gate leading to front.

Front

Laid to pebble and stone with a variety of shrubs, stepping stone pathway to front door, tarmac driveway to side providing off road parking for 2 cars leading to:

Single Garage

Up and over door, power, lighting and eaves storage.

Agent's Notes

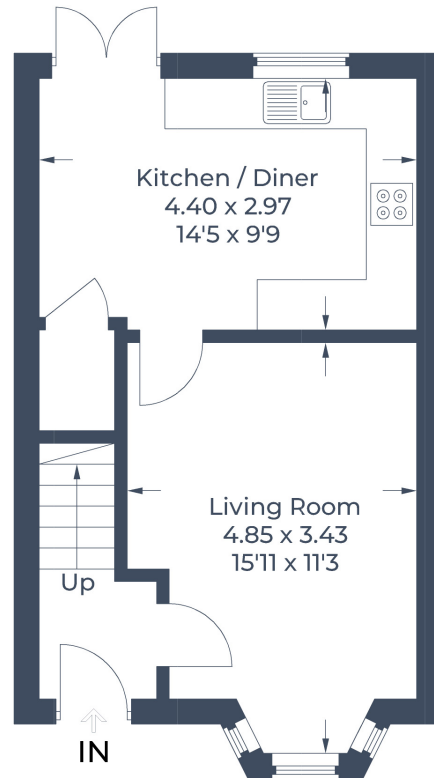
Location

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 within 15 miles of London Luton Airport.

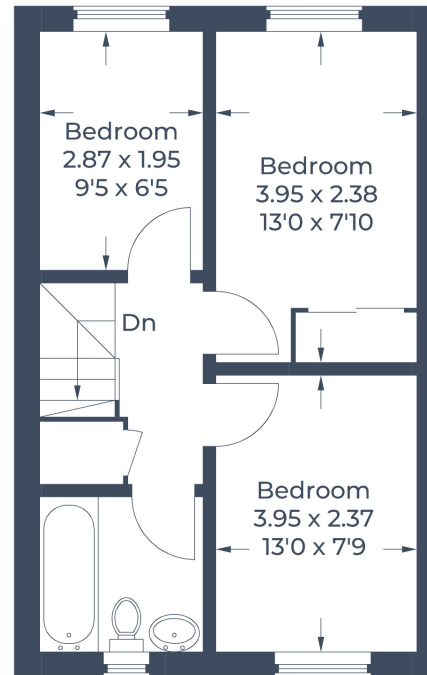




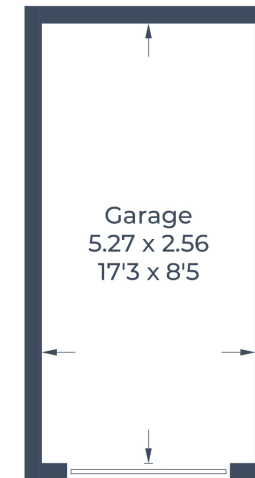
Approximate Gross Internal Area
 Ground Floor = 34.5 sq m / 371 sq ft
 First Floor = 33.3 sq m / 358 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 81.2 sq m / 873 sq ft



Ground Floor

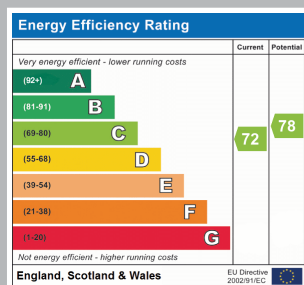


First Floor



(Not Shown In Actual
Location / Orientation)

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 measurements are approximate, not to scale.
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Viewing by appointment only

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