



# 34, Franklin Road

Biggleswade,  
Bedfordshire, SG18 8DX  
Freehold **£315,000**

country  
properties



We are pleased to present this 3 bedroom terraced home which is in good condition throughout and is offered chain free, ideally suited for first-time buyers, young families and investors. This property is prominently located with public transport links and local amenities within close proximity, ensuring convenience and easy accessibility.

The ground floor comprises of an entrance porch leading onto a spacious lounge/diner. This space offers a welcoming ambiance, perfect for hosting guests or enjoying family time. Adjacent to this, you'll find a Howdens fitted kitchen, with its contemporary finish. The space offers functionality alongside aesthetic appeal. To the first floor the property boasts a total of three bedrooms and a family bathroom featuring a walk-in shower that adds a modern touch to the space.

Externally, the property offers a low maintenance rear garden with a patio area featuring a pergola cover ideal for entertaining and dining. There is also a garage en-bloc with 1 allocated parking space in front.

- CHAIN FREE
- Terraced 3-bedroom home
- Spacious lounge/Diner
- Modern Howdens fitted kitchen
- Front and rear gardens
- Garage en-bloc with allocated parking space
- Easy walk to town centre and main line train station
- Council Tax band B & EPC rating C

## Ground Floor

### Entrance Porch

7' 5" x 4' 7" (2.26m x 1.40m)

Built in storage cupboard, decorative glass block window, door to:-

### Lounge Area

13' 6" x 12' 6" (4.11m x 3.81m)

Window to the front aspect, built in cupboard, laminate flooring, spiral staircase to the first floor.



## Dining Area

11' 4" x 7' 3" (3.45m x 2.21m)

French doors onto garden, laminate flooring.

## Kitchen

10' 5" x 6' 0" narrowing to 3' 6" (3.17m x 1.83m)

Range of matching white Howdens wall mounted and base level units with work surface over and inset stainless steel sink with mixer taps over, white brick effect splash back, plumbing for a washing machine, space for a fridge/freezer, space for gas cooker, tiled flooring.

## First Floor

### Landing

Doors to:-

### Bedroom One

13' 6" x 7' 9" (4.11m x 2.36m)

Window to the front aspect, range of wardrobes.

### Bedroom Two

8' 9" x 6' 6" (2.67m x 1.98m)

Window to the rear aspect.

## Bedroom Three

8' 9" narrowing to 6' 1" x 6' 7" narrowing to 3' 9" (2.67m x 2.01m)  
Window to the rear aspect.

## Shower Room

6' 5" x 6' 1" (1.96m x 1.85m)  
Walk in rainfall shower, WC, pedestal wash hand basin with tiled surround.

## External

### Rear Garden

Patio area with pergola cover over, steps leading to fully enclosed garden laid to artificial grass. Further patio area to rear with timber storage shed.

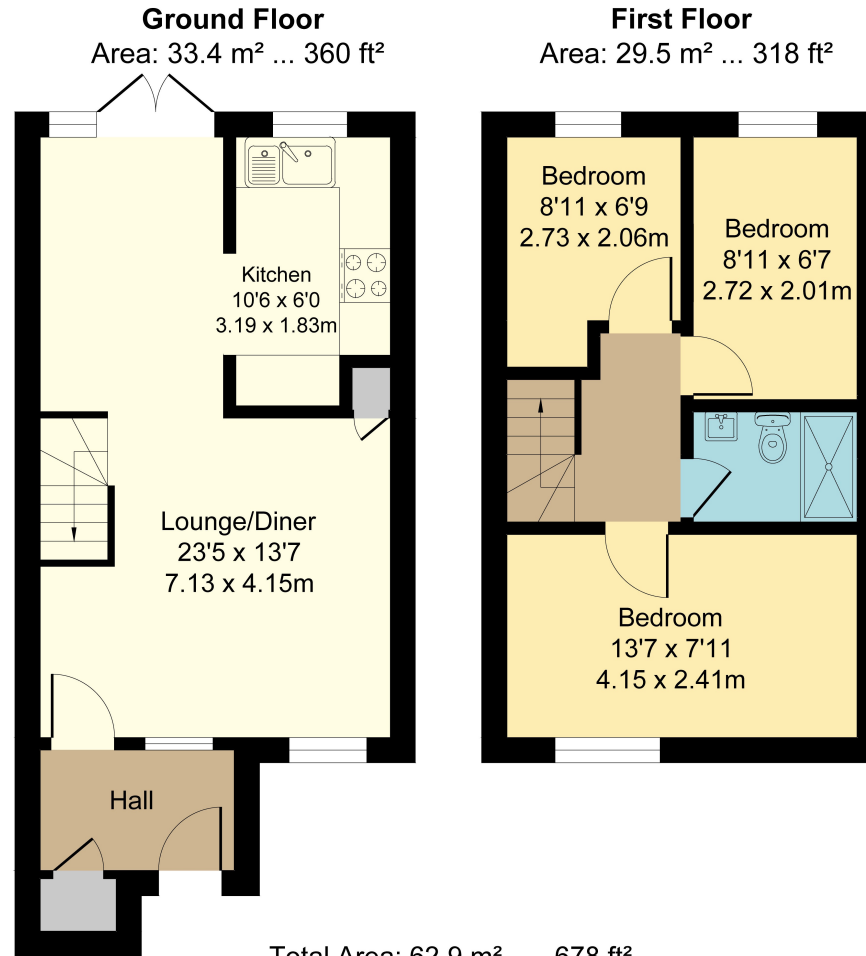
### Garage

En-bloc with up and over door, allocated parking space for 1 car in front.

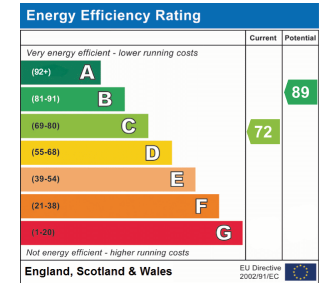




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All Measurements are approximate and for display purposes only



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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