



# 3 Victoria Place, Shortmead Street

Biggleswade,  
Bedfordshire, SG18 0AU  
Freehold £290,000

country  
properties

Offered for sale with NO CHAIN and in good order throughout, this two-bedroom character detached cottage is situated only a short walk from the local town centre and main line train station providing an easy commute into London by road or rail. The property comprises; entrance hall, downstairs WC, kitchen/diner and lounge on the ground floor with two bedrooms and a family bathroom to the first. Externally, there is a small front garden and one allocated parking space.

- No chain!
- Detached character cottage
- Two bedrooms
- Downstairs cloakroom
- Spacious kitchen/diner
- Lounge with feature gas fireplace
- Allocated parking
- Potential rental yield of 5%
- Council Tax band B
- EPC rating D

## Ground Floor

### Entrance Hallway

Double glazed door to front aspect. Radiator. Stairs rising to the first floor accommodation. Door to:

### Cloakroom

Low level WC and wash hand basin with ceramic tiled splash back. Frosted double glazed window to front aspect.

### Lounge

13' 5" x 11' 1" (4.09m x 3.38m)

Double glazed windows to front and side aspect. Radiator. Gas fire with marble base and wooden surround. Coving to ceiling. Exposed wooden beams.

### Kitchen/Diner

17' 8" narrowing to 14' 4" x 11' 3" narrowing to 7' 11" (5.38m x 3.43m)

Country style kitchen fitted with a range of wall mounted and base level units with a roll top work surface over. Stainless steel 1 1/2 sink with mixer tap over. Plumbing for a washing machine and dishwasher. Integrated fridge. Wall mounted gas fired boiler. Radiator. Ceramic tiled splash back. Double glazed window to front aspect. Range cooker with extractor over. Exposed wooden beams. Single glazed stable door to the front. Door to:

### Cellar

9' 5" x 8' 7" (2.87m x 2.62m)

Double glazed window to front aspect. Power and light.



## First Floor

### Landing

Radiator. Loft hatch. Over stairs storage cupboard with shelving and clothes rail. Coving to ceiling. Doors to:

### Bedroom One

21' narrowing to 11' 2" x 11' 1" narrowing to 5' 4" (6.40m x 3.38m)

Two double glazed windows to front aspect. Two double fronted built in wardrobes. Two radiators. Coving to ceiling.

### Bedroom Two

11' narrowing to 4' 6" x 10' 8" narrowing to 6' 9" (3.35m x 3.25m)

Double glazed window to side aspect. Radiator. Coving to ceiling.

### Bathroom

6' 2" x 5' 4" (1.88m x 1.63m)

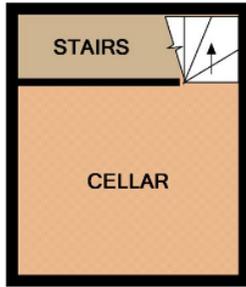
Panelled bath with shower over. Low level WC. Wash hand basin with vanity unit below. Coving to ceiling. Heated towel rail. Frosted double glazed window to front aspect.

## External

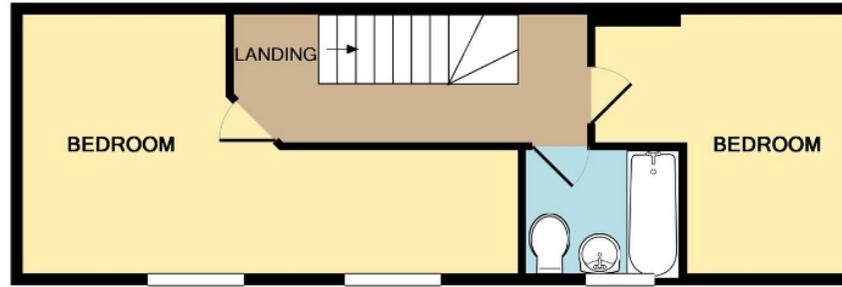
### Front

Pebbled area with block paved pathway leading to stable door to kitchen/diner. One allocated parking space.

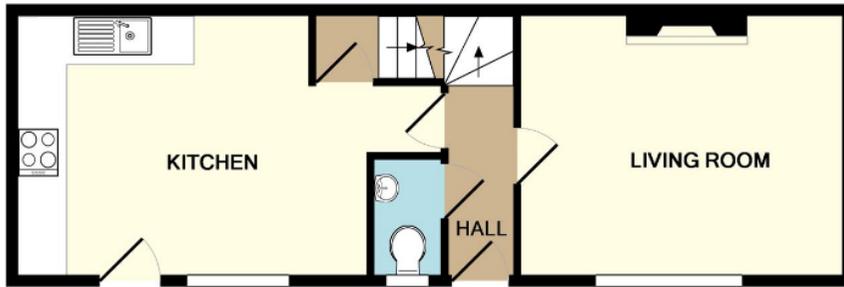




CELLAR  
APPROX. FLOOR  
AREA 105 SQ.FT.  
(9.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 374 SQ.FT.  
(34.8 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 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		86
(81-91)	B		
(69-80)	C		59
(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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