



36, Sun Street
Biggleswade,
Bedfordshire, SG18 0BP
£280,000

country
properties

Situated within easy walking distance to Biggleswade main line train station and town centre this charming grade 2 listed character cottage is offered for sale in good order throughout with accommodation across 3 floors retaining some original features such as an open fireplace, stripped timber floors and doors, exposed beams as well as some irregular shaped rooms. This two bedroom property would be an ideal first time buy, investment or to downsize to with accommodation comprising; living room, kitchen, 2 double bedrooms, family bathroom and enclosed courtyard rear garden and off road parking. This property has the potential rental yield of 5%.

- Grade II listed character cottage
- Two double bedrooms
- Living room with open fireplace
- Kitchen with stable door onto rear garden
- Stripped doors and flooring
- Bathroom with roll top bath
- Charming cottage style garden
- Off road parking
- Council Tax Band B
- EPC Exempt (Grade II Listed)

Accommodation

Living Room

15' 4" x 10' 9" (4.67m x 3.28m)

Timber front door, secondary glazed window to the front aspect, double radiator, exposed brick open fireplace with stone hearth, two built in cupboards, door to stairs rising to the first floor, under stairs storage cupboard, laminate flooring, door to:

Kitchen

10' 2" x 8' 6" max (3.10m x 2.59m)
Matching wall and base units with wood effect work surface over, inset electric oven with 5 ring gas hob and extractor over, space and plumbing for a washing machine, space for a fridge/freezer, 1 1/2 ceramic bowl sink with mixer taps over, stone effect tiled flooring, single glazed window to the rear aspect, radiator, wall mounted gas boiler, door to garden.

First Floor

Landing

Radiator, under stairs storage, door to stairs rising to the second floor, doors to:



Bedroom Two

15' 5" narrowing to 12' 2" x 9' 4" narrowing to 7' 8" (4.70m x 2.84m)
Secondary glazed window to the front aspect, radiator, built in shelving and hanging rail, exposed beams.

Bathroom

Low level flush WC, stripped timber flooring and stone effect tiled flooring, wash hand basin with pedestal, deep roll top free standing bath with mixer taps and rainfall shower head over, radiator, window to the rear aspect.

Second Floor

Bedroom One

16' 2" max x 11' 5" restricted head height (4.93m x 3.48m)
Window to the front aspect, Velux window to the rear aspect, radiator, exposed beams, spotlights.

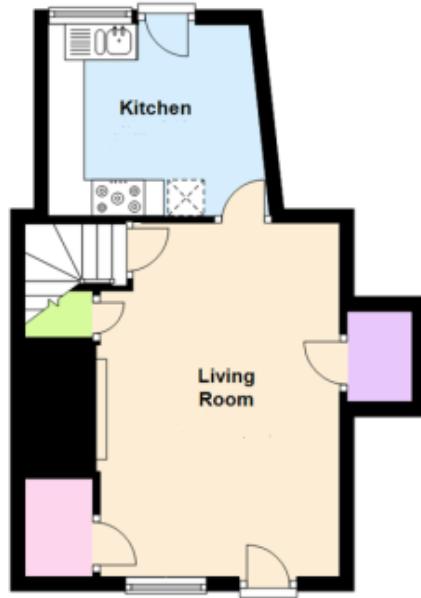
External

Rear

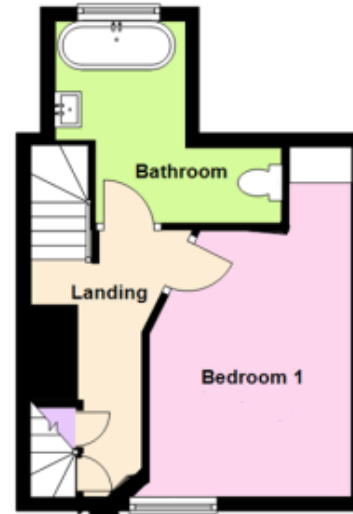
Charming cottage style garden enclosed by fence and walled boundaries with patio area at the head of the garden with the back door leading to a shingle area. Stepping stone pathway which leads to a gated access leading out to a timber shed, off road parking for 1 car which is accessed via a shared driveway and access to the front of the property.



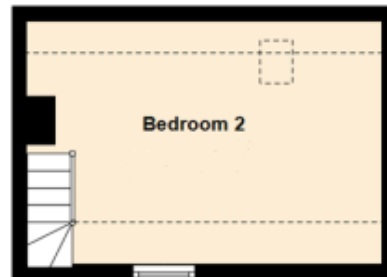
Ground Floor



First Floor



Second Floor



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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