



# Holly Close

Biggleswade,  
Bedfordshire, SG18 0HX

Freehold - Offers in Region of £310,000

country  
properties



**\*\* OPEN DAY - Saturday, 17th May 2025 10:00 am - 12:30 pm via appointment only!\*\***

This wonderfully maintained and well presented 3 bedroom terrace home is situated on a popular family estate within a small close of only 9 properties, giving the impression of seclusion, but the security of many around. The property benefits from 3 bedrooms, 23ft lounge/diner, kitchen, family bathroom with separate WC, front and rear gardens and garage en-bloc. Just 0.8 miles from Biggleswade's market town centre with all the amenities available and mainline train station into London. Viewing comes highly recommended to not miss out on this delightful property!

- Popular Fairfield development
- Terraced home in a small close of 9 properties
- Three bedrooms
- 23ft Lounge/diner
- Front & rear gardens
- Garage en-bloc
- Walking distance to town centre & transport links
- Council Tax band C / EPC rating C

## Ground Floor

### Entrance Hallway

4' 4" x 2' 10" (1.32m x 0.86m)

Double glazed frosted door to front aspect, radiator, consumer unit, door to:-

### Lounge/Diner

23' 4" narrowing to 14' 2" x 16' 0" narrowing to 7' 7" (7.11m x 4.88m)

Dual aspect double glazed windows to front and rear, two radiators, stairs rising to first floor accommodation with under stairs storage cupboard.

## Kitchen

8' 7" x 8' 0" (2.62m x 2.44m)

Range of wall mounted and base level units with roll top work surfaces over, inset sink with drainer, space for fridge and freezer, space and plumbing for washing machine, freestanding cooker, ceramic tiled splash back walls, wall mounted gas fired boiler, vinyl flooring, double glazed window to rear aspect, double glazed door to rear aspect.

## First Floor

### Landing

Airing cupboard housing hot water tank and shelving hatch to partly boarded loft with ladder.

### Bedroom One

12' 0" x 9' 3" (3.66m x 2.82m)

Double glazed window to front aspect, radiator.



## Bedroom Two

11' 0" x 7' 9" (3.35m x 2.36m)

Double glazed window to rear aspect, radiator.

## Bedroom Three

8' 11" x 6' 6" (2.72m x 1.98m)

Double glazed window to front aspect, radiator.

## Family Bathroom

5' 5" x 4' 10" (1.65m x 1.47m)

Panelled bath with electric Mira shower over and ceramic tiled splash back walls, wash hand basin with ceramic tiled splash back walls, radiator, double glazed frosted window to rear aspect.

## WC

5' 6" x 2' 9" (1.68m x 0.84m)

Low level WC, double glazed frosted window to rear aspect.

## External

### Rear Garden

Fully enclosed rear garden mainly laid to lawn with shrubs and flower borders, patio area and pathway, water butt, outside tap, timber storage shed, gated access to the rear.

## Front

Hardstanding with block paving and stones, storm porch over front entrance, concrete pathway, timber gate and fence surrounding.

## Garage

En-bloc with up and over metal door.

## Agent's Notes

Please note that the vendors have had the garage roof replaced.

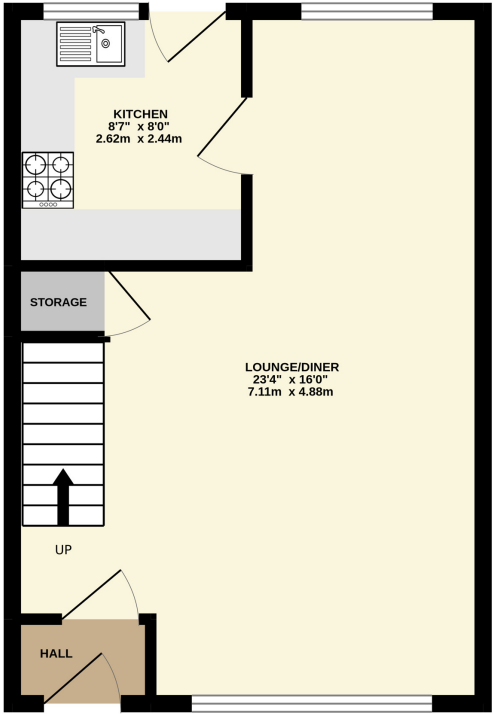




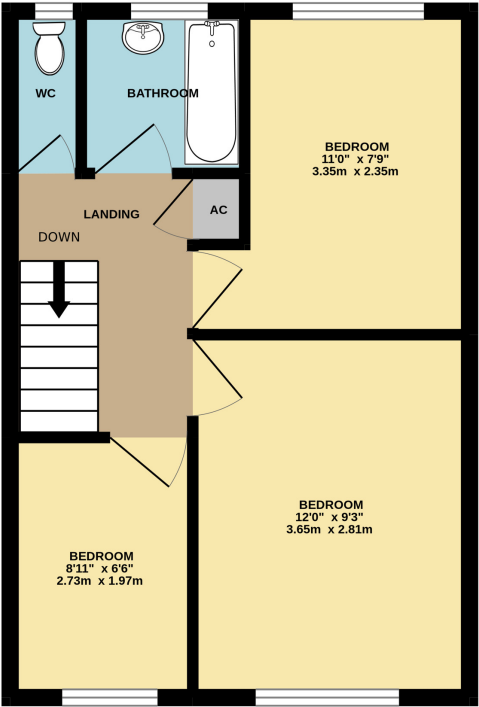




GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

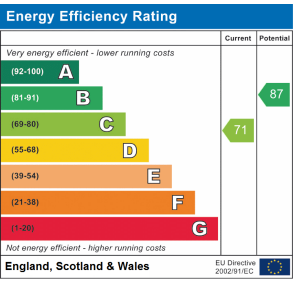


1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment only

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