



# 7, Harvey Close

Upper Caldecote,  
Bedfordshire, SG18 9BQ  
£315,000

country  
properties

This recently redecorated two bedroom home with driveway parking is located in a popular cul-de-sac location with only a short commute to Biggleswade with a variety of shops and amenities, and mainline station providing direct links in London.

- Offered with no upward chain
- Recently redecorated throughout
- Living room and separate kitchen/breakfast room
- Low maintenance rear garden
- Driveway providing off road parking
- Popular village location with village store, post office, sports & social club and lower school

## GROUND FLOOR

Entrance Porch

Door into:

Entrance Hall

Stairs rising to first floor accommodation. Door into:

### Living Room

15' 5" (into bay) x 15' 2" (4.70m x 4.62m) Stairs rising to first floor accommodation. Double glazed walk in bay window to front. Radiator. Wood effect flooring. Door into:

### Kitchen/Breakfast Room

15' 2" x 9' 10" (4.62m x 3.00m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for cooker. Wall mounted gas boiler. Double glazed window and door to rear garden.



## FIRST FLOOR

### Landing

Doors to both bedrooms and bathroom.

### Bedroom 1

15' 2" (max) x 11' 4" (max) (4.62m x 3.45m) Double glazed window to front. Radiator.

### Bedroom 2

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, low level wc and pedestal wash hand basin. Extractor fan. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed with picket fencing with footpath to front door. Pathway with gated access to rear garden.

### Rear Garden

Low maintenance rear garden with gated access to front.

### Parking

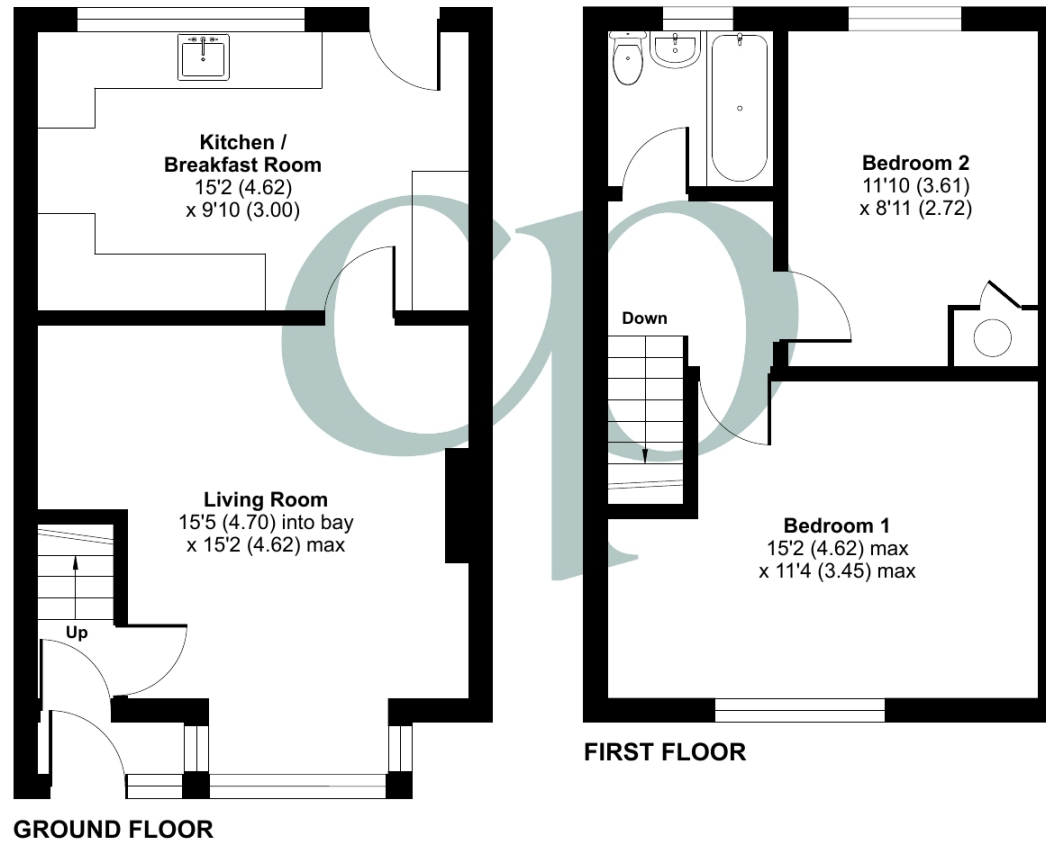
Driveway to side providing off road parking.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1165668

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## Viewing by appointment only

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