



Lawrence Road, Biggleswade, Bedfordshire. SG18 0LS





2 Bedroom Terraced House

Offers in Excess of £260,000 Freehold

A charming two bedroom character cottage, offered to market chain free with private parking to rear and south facing garden!

- Chain free
- Character cottage
- Parking to rear
- Electric car charging point
- South facing rear garden
- Two minute walk to town centre
- Freehold
- Built in storage
- Close to local amenities
- EPC rating C. Council tax band B

Ground Floor

Living Room:

Abt. 12' 3" x 10' 2" (3.73m x 3.10m) Entry via front door. A cosy room with chimney breast and window to front aspect. Fitted shutter blinds. Door through to kitchen/dining area.

Kitchen/Dining Area:

Abt. 12' 3" x 10' 6" (3.73m x 3.20m) A functional L-shaped kitchen/ dining space with a range of wall and base units and complimentary laminate work tops. Stainless steel sink and drainer. Window to rear aspect. Access to understairs storage cupboard. Stairs rising to first floor. Access through to utility area and bathroom.

Utility Area:

Abt. 7' 4" x 2' 9" (2.24m x 0.84m) A small but useful space located just off of the kitchen. Currently houses the washing machine and combi boiler which is only 4 years old. Access to rear garden via UVPC door. Door through to bathroom.

Bathroom:

A three piece suite comprising of a low level WC, wash hand basin and panelled bath with overhead shower and handheld attachment. Chrome heated towel rail. Obscured double glazed window to rear aspect.

First Floor

Bedroom One:

Abt. 11' 2" x 10' 2" (3.40m x 3.10m) A good sized double bedroom located at the front of the property with built in wardrobes. Window to front aspect.

Bedroom Two:

Abt. 9' 8" x 9' 6" (2.95m x 2.90m) A good sized double bedroom of home office space with window overlooking the rear aspect. Storage cupboard over stairs.

Outside

Garden and Parking:

The south facing garden has been kept relatively low maintenance with patio and shingled areas. There is a large storage shed to the rear which will remain. Outside tap. Access to the parking space behind storage shed with electric car charging point. The parking is accessed via a gravelled access road two doors down to the right of the property.

About the Area:

Biggleswade and Surrounding:

This property is located only 0.3 Miles on foot from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

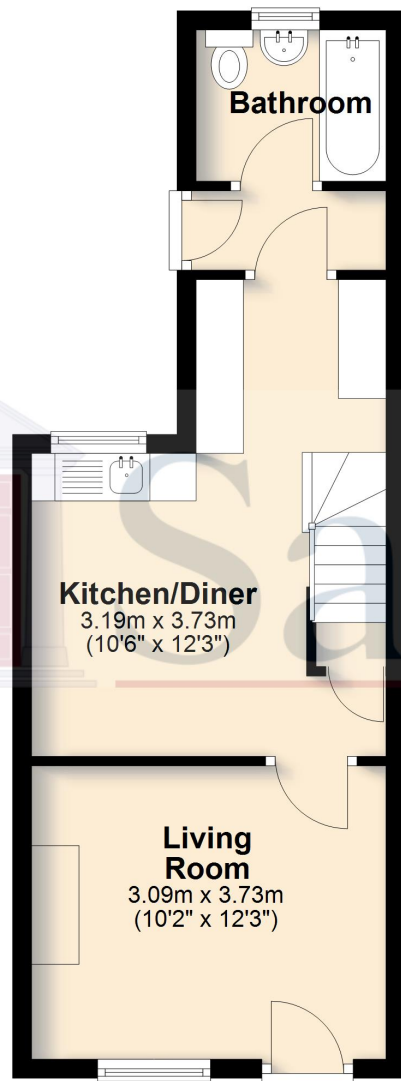
Draft particulars yet to be approved by the vendor and may be subject to change.



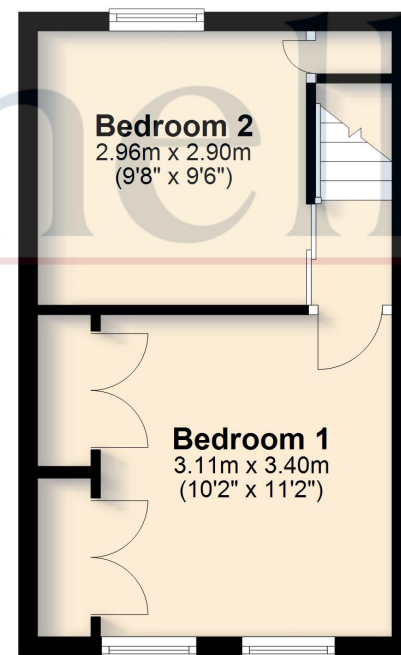
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.