



Honeysuckle Close, Biggleswade, Bedfordshire. SG18 8ST





2 Bedroom End of Terrace House Offers in Excess of £275,000 Freehold

Looking for your first home? This charming two-bedroom end of terrace property boasts a sunny south/west facing garden, off road parking and conservatory! Situated on the popular Saxon Gate development we highly recommend viewing quickly.

- Two bed end of terrace home
- Conservatory
- South/west facing rear garden
- One allocated parking space
- Complete upper chain
- Ideal first home
- Popular Saxon gate estate
- Close to amenities
- Quiet Cul de sac location
- Awaiting EPC - Council tax band - B

Ground Floor:**Entrance Hall:**

Entry via Upvc front door. Opening to kitchen and door to living/dining area. Laminate flooring. Telephone point. Stairs rising to first floor.

Kitchen:

Abt: 5' 10" x 10' 3" (1.78m x 3.12m) Fitted kitchen with matching wall and base units. Laminate work surfaces. Space for freestanding fridge/freezer and washing machine. Tiled splashback. Double glazed window to front aspect.

Living/Dining Room:

Abt: 12' 2" x 15' 0" (3.71m x 4.57m) Door from entrance hall. Access to understairs storage cupboard. Glazed doors through to conservatory. Laminate flooring. TV and Telephone points. Double glazed window to rear aspect.

Conservatory:

Abt: 11' 0" x 11' 0" (3.35m x 3.35m) Access from living/dining room. Glazed doors into rear garden. Fitted roof and window blinds. Tiled flooring.

First Floor:**Bedroom One:**

Abt: 11' 0" x 12' 0" (3.35m x 3.66m) A large double room with fitted sliding mirrored door wardrobe and additional storage cupboard over staircase. Two double glazed window to front aspect. Ceiling fan. Carpet flooring.

Bedroom Two:

Abt: 5' 0" x 9' 1" (1.52m x 2.77m) A good sized single bedroom with double glazed window to rear aspect. Carpet flooring.

Bathroom:

A modern three piece suite with low level WC, wash hand basin and panelled bath. Floor to ceiling tiles. Obscured double glazed window to rear aspect.

Outside:**Garden:**

Currently a low maintenance private paved rear garden facing south-west with storage shed. Side gate providing access to front for bin storage. Allocated parking space to front of property with ample visitor bays for friend and

About The Area:

Biggleswade and Surrounding

This beautiful home is perfectly located within the popular Saxon Gate development. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops including a pharmacy and several takeaways. Biggleswade town centre and mainline train station is also only 1 mile away, approximately 20 minutes on foot using various cut throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St Pancras with the quickest journey time being only 23 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

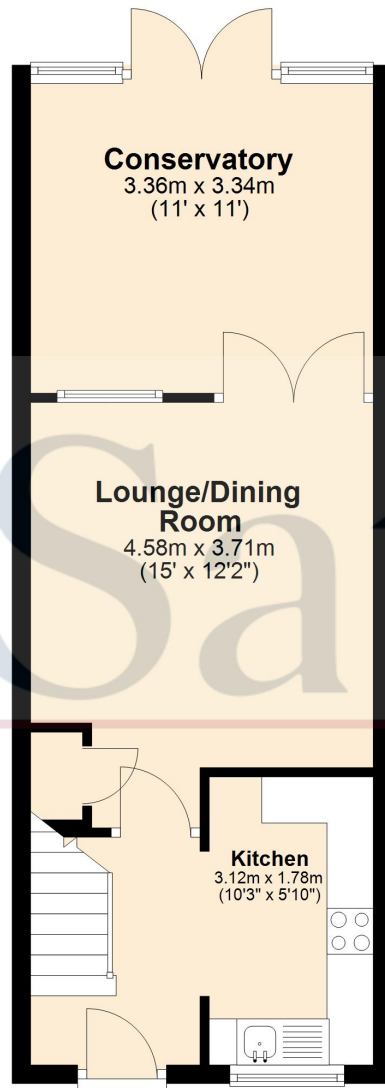
For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



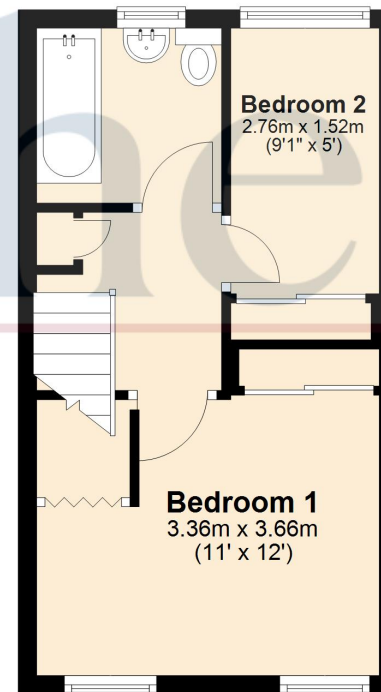
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustrative 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.