



**23 Kitelands Road, Biggleswade,  
Bedfordshire, SG18 8NT**

**£250,000 Freehold**

- Fantastic Location
- 2 Double Bedrooms
- Semi-Detached
- No Upward Chain
- Project Potential
- Scope for Extension (STPP)
- Well-Designed Layout
- Front Garden and Driveway
- Large Rear Garden
- EPC Rating F





\*\*\* Ideal project opportunity with no upward chain \*\*\*

A charming Two-Bedroom Semi-Detached Home in Biggleswade perfectly located with abundant local amenities and excellent transport Links Nestled in the sought-after area of Biggleswade. This two-bedroom semi-detached property presents an exciting opportunity for those seeking a renovation project. Ideally situated with easy access to local amenities and excellent road links, this home is perfect for someone looking to make their mark and create a personalized living space.

Briefly, the property includes an entrance hall, a spacious living room spanning the length of the property with a fireplace, a second reception room, and a separate kitchen.

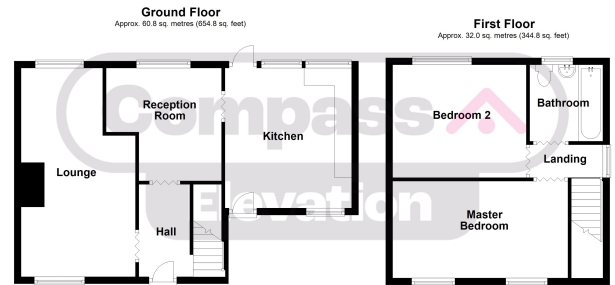
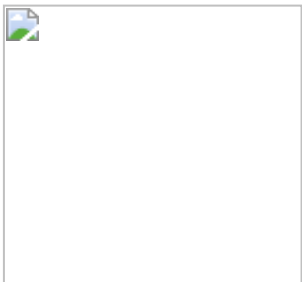
Upstairs, there are two generously sized double bedrooms and a family bathroom.

Outside, there's a sizeable garden with a patio and lawn area, along with a driveway located at the front of the property.

Call Compass Elevation today to book your viewing in.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



Total area: approx. 92.9 sq. metres (999.6 sq. feet)  
This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture.  
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