



77 Shortmead Street, Biggleswade, Bedfordshire. SG18 0BB

| Satchells





## 2 Bedroom Terraced House

### £340,000 Freehold

TWO DOUBLE BEDROOM character home offers a STUNNING KITCHEN DINER, SPACIOUS RECEPTION ROOM with ORIGINAL FEATURE fire place, CELLAR, LARGE OUTSIDE storage and ALLOCATED parking.

- Full of character and charm
- Two double bedrooms
- Allocated parking
- Modernised throughout
- Beautiful feature fireplace
- Highly desirable location
- Cellar
- Office
- Utility room/WC
- EPC rating D. Council tax band C

## **Ground Floor**

### **Entrance Hall:**

Generous hallway with a stunning original staircase leading to the first floor. Access to all doors. Wooden flooring. Ceiling light.

### **Living Room:**

Abt. 14' 2" x 11' 3" (4.32m x 3.43m) A spacious characterful lounge with original feature fire place. Wooden floors. Radiator. Window to front aspect. Ceiling light.

### **Kitchen:**

Abt. 14' 2" x 12' 0" (4.32m x 3.66m) A beautiful contemporary kitchen with navy shaker-style wall and base units and solid oak work surfaces. Benefits from a breakfast bar; perfect for entertaining. Integrated fridge/freezer and eye level oven and microwave, extractor fan, gas hob and dishwasher. Wooden flooring. Radiator. Ceiling light.

### **Study:**

Abt. 9' 8" x 5' 10" (2.95m x 1.78m) Door to courtyard garden and access to utility/WC. Tiled flooring. Window to rear aspect. Ceiling light. Loft hatch for extra storage.

### **Utility/WC:**

Abt. 5' 10" x 5' 2" (1.78m x 1.57m) Comprising of a wall hung WC and vessel sink. Boiler. Tile flooring and tiles to splash back area. Space for washing machine. Window to rear aspect.

## **First Floor**

### **WC:**

Low level WC and a wall hung sink. Tile flooring and tile to splash back areas. Radiator. Ceiling light.

### **Bedroom One:**

Abt. 14' 2" x 11' 6" (4.32m x 3.51m) Large spacious double bedroom with a feature fireplace. Window to front aspect. Radiator. Wooden flooring. Ceiling light.

### **Bedroom Two:**

Abt. 14' 2" x 10' 6" (4.32m x 3.20m) Spacious double bedroom with a feature fire place. Window to front and rear aspect. Wooden flooring. Ceiling light.

### **Bathroom:**

Modern standing vanity hand wash basin with storage. Panelled bath with glass shower screen and over-head shower. Tiles to splash back area. Tiled flooring. Ceiling light. Window to front aspect. Radiator.

### **Outside**

#### **Rear Garden:**

Outside of the property, to the rear there is outside courtyard garden along with allocated parking and large storage unit.

## Additional Information

### About the Area:

Biggleswade is a popular market town in Central Bedfordshire, sitting on the River Ivel and offering a great balance of small-town feel with everyday convenience. The High Street has a good mix of independent shops, cafés and the usual essentials, and benefits for larger supermarkets and leisure facilities.

One of the big draws is commuting: Biggleswade has its own mainline railway station with regular services into London, and the A1 is close by for road links north and south. For families, there is a choice of schools locally, along with parks, riverside walks and easy access to open countryside, including the nearby Ivel Valley and RSPB The Lodge at Sandy for great weekend walks.

### Agents Note:

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

### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.







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.

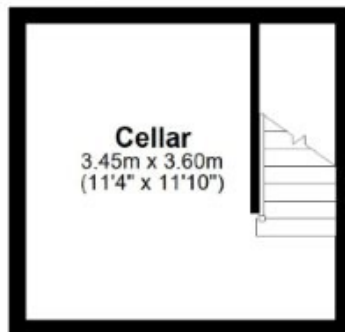
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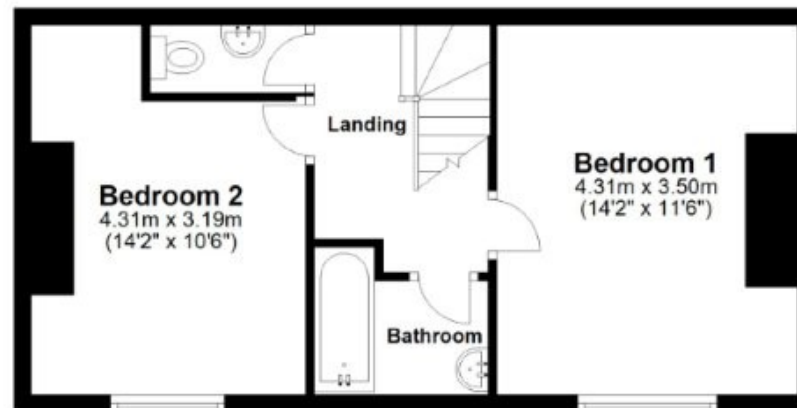
## Ground Floor



## Basement



## 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.  
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