



25, Havelock Road

Biggleswade,
Bedfordshire, SG18 0DB
Freehold £285,000

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properties

We are delighted to offer to the market this charming well presented terraced cottage. With a favourable location, generous accommodation and an 120 ft (approx) rear garden, this property offers a fantastic opportunity for first-time buyers or investors alike.

Upon entering the house, you are greeted by a warm and inviting lounge with a beautiful fireplace, a focal point in the living area. This adds a touch of character to the home, providing a cosy setting during the colder months. This space is one of two reception rooms within the property, providing ample space for relaxation and entertainment. Leading through the home, the dining room provides a great additional space to the property and features a remote controlled gas fire. The home also includes a modern kitchen, bathed in natural light, contributing to a vibrant and uplifting atmosphere. This space is not only aesthetically pleasing but also highly functional with a built in fridge/freezer as well as an integrated electric oven, grill and microwave.

The property boasts three well-proportioned bedrooms, offering plenty of room for a growing family or for hosting guests. Each bedroom carries a sense of charm and comfort, reflective of the overall property. The family bathroom can also be found to the first floor to include a panelled bath with an electric shower over.

Further enhancing the appeal of this property is the large 120 ft (approx) rear garden, ideal for outdoor entertainment or simply to enjoy the tranquillity of the setting. An outbuilding, complete with power and light, presents additional functional space, potentially used as a workshop, home office or storage area.

The property's location offers excellent convenience, with easy access to public transport links and a range of local amenities, ensuring all the necessities of daily life are within easy reach.

In conclusion, this terraced house is a perfect blend of traditional charm and modern comforts. Its condition, combined with its favourable location and unique features, make it an ideal choice for first-time buyers. We highly recommend an early viewing to fully appreciate the potential this home has to offer!

Agent's Notes

There is a right of way for number 23 to access their property by crossing the rear of this property.

- Charming terraced cottage
- Well presented throughout
- Three bedrooms
- Lounge with feature fireplace
- Approx 120ft rear garden
- Outbuilding with power and light
- Council Tax band B
- EPC rating D



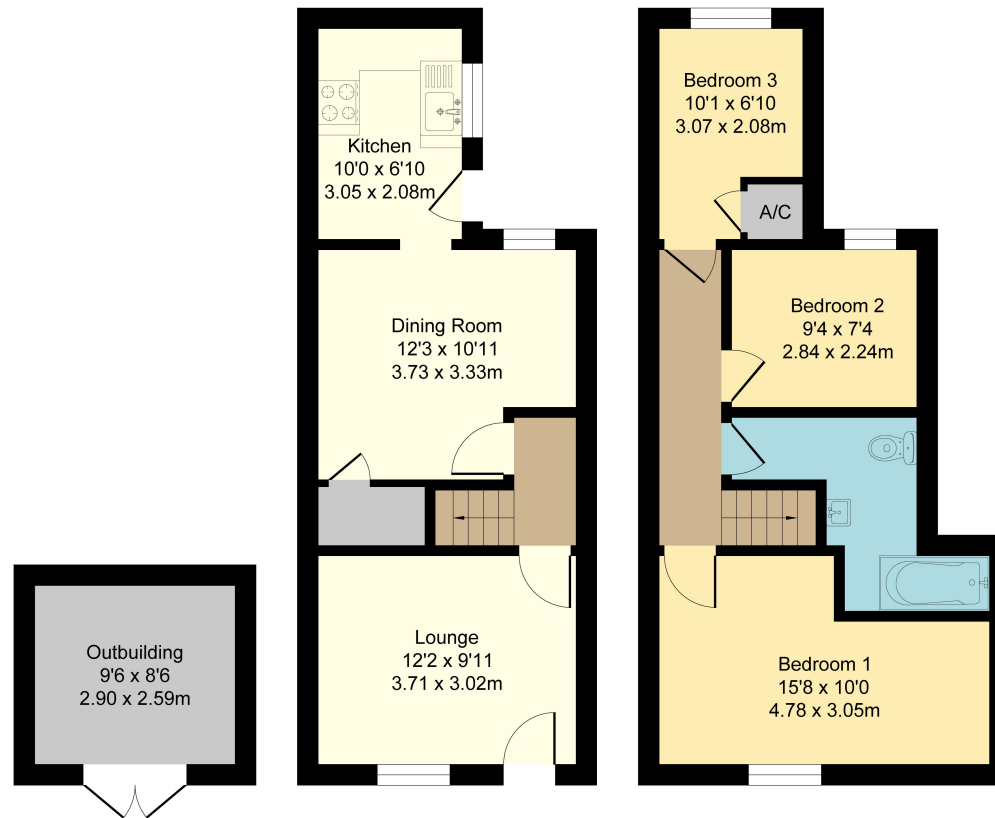


25 Havelock Road, Biggleswade, SG18 0DB

Outbuilding
Area: 7.5 m² ... 81 ft²

Ground Floor
Area: 34.4 m² ... 371 ft²

First Floor
Area: 37.6 m² ... 405 ft²



Total Area: 79.5 m² ... 857 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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