



34, Lawrence Road

Biggleswade,
Bedfordshire, SG18 0LS
Freehold £275,000

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properties

This 1900's Edwardian two bedroom end of terrace cottage is situated along Lawrence Road in Biggleswade in close proximity to the town centre and train station. The property offers a unique taste by having its living accommodation on the first floor and bedrooms and family bathroom to the ground floor. Benefits include a balcony, large garden to the rear and original features throughout such as the spiral staircase and open fireplace. Viewing comes highly recommended for the property to be fully appreciated.

- End of terrace character property
- Two bedrooms
- Unique upside down accommodation
- 30ft open plan kitchen/dining/living room
- Victorian style family bathroom
- Large rear garden with brick-built outbuilding
- Council Tax Band B
- EPC Rating E

Ground Floor

Entrance Hallway

Feature cast iron spiral staircase leading to first floor accommodation, coving to ceiling, telephone point, built in cloaks cupboard with hanging rail and shelving, radiator.

Bedroom One

12' 1" x 10' 11" narrowing to 9' 11" (3.68m x 3.33m)

Two uPVC double glazed windows to the rear aspect, radiator, coving to ceiling, TV point.

Bedroom Two

9' 6" x 7' 2" (2.90m x 2.18m)

uPVC double glazed window to the front aspect, radiator, coving to ceiling, built in double airing cupboard housing the gas combi boiler, hot water tank and shelving.

Bathroom

9' 0" x 5' 11" (2.74m x 1.80m)

Victorian style three piece suite comprising; freestanding bath with mixer taps and hand held shower attachment, WC, wash hand basin with pedestal with tiled splash back, complementary tiled walls, heated towel rail, uPVC double glazed frosted window to the side aspect, laminate flooring.



First Floor

Open Plan Lounge/Kitchen/Diner

30' 9" x 12' 2" (9.37m x 3.71m)

Kitchen Area

Range of fitted modern wall mounted and base level units with a roll edge worktop, inset sink with drainer, space and plumbing for a washing machine, space for a fridge/freezer, built in gas hob and electric oven with extractor fan over, ceramic tiled splash back, coving to ceiling, exposed brickwork, laminate flooring, hatch to loft, uPVC double glazed window to the front aspect.

Lounge/Dining Area

uPVC double glazed windows to the side and rear aspect, open fireplace with decorative exposed brick chimney surround and raised ceramic tiled base, radiator, ceiling fan, laminate flooring, coving to ceiling and uPVC double glazed French doors leading out onto the balcony.

External

Front

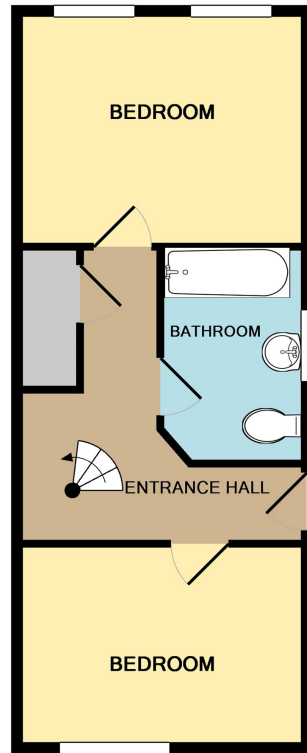
Gated side access with right of way leading to the rear garden.

Rear Garden

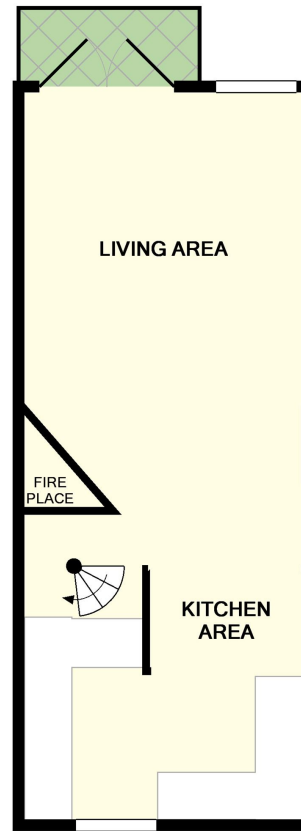
Fully enclosed mature large rear garden which is mainly laid to lawn, surrounded by trees and shrubs in slated borders. Block paved patio area to the head of the garden ideal for entertaining which leads down to a versatile brick-built outbuilding and a raised block paved area at the rear housing a wooden summerhouse.







GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(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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