



26, Orchard Close

Biggleswade,  
Bedfordshire, SG18 0NE  
£190,000

country  
properties



A brilliant opportunity to purchase this ground floor purpose built flat with its own rear garden and off road parking located within 0.7 miles of Biggleswade Town Centre and train links. The property comprises; entrance hallway, large double bedroom, bathroom, lounge with patio doors onto the rear garden and kitchen/breakfast room. Externally, the property has one parking space and a private enclosed rear garden which is laid to patio and lawn with a shed. The property offers plenty of storage.

- Ground Floor Flat
- Private Rear Garden
- One Double Bedroom
- No Onward Chain
- Separate Kitchen
- Lounge with Patio Doors onto the Garden
- Within 0.7miles from the Train Station
- Long Lease

## Accommodation

### Entrance Hall

uPVC obscure double glazed entrance door, large storage cupboard housing the electrics, smoke detector, airing cupboard, access to lounge, bedroom and bathroom.

### Lounge

11' 7" x 11' 6" (3.53m x 3.51m)

Storage heater, electric heater, single sockets, TV & telephone point, sliding door into the kitchen/breakfast room, uPVC patio door to rear garden

### Kitchen/Breakfast Room

11' 5" x 6' 10" (3.48m x 2.08m)

Entrance via the sliding door from the lounge, a range of matching wall and base units with a roll edge worktop, tiled splash back, stainless steel sink and drainer, uPVC window to the front aspect, storage heater, space and plumbing for a washing machine, space for a freestanding oven and freestanding tall fridge/freezer, two single sockets.

### Bedroom One

11' 5" x 7' 11" (3.48m x 2.41m)

uPVC window to the front aspect, single sockets, storage heater.



## Bathroom

Obscure uPVC window to the side aspect, two extractor fans, partially tiled, wash hand basin with pedestal, low level flush WC, bath with electric shower above.

## External

### Rear Garden

Large patio area, mainly laid to lawn, level garden fully enclosed via fence to both sides and the rear, storage shed to the rear, side access leading to the front of the property.

### Front

Parking space for 1 vehicle, laid to lawn, pathway leading to the front door and side gate, access to flat number 25 and the gas metre, storage cupboard.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

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