



Boddington Gardens, Biggleswade, Bedfordshire. SG18 0PJ





2 Bedroom Detached Bungalow

£350,000 Freehold

Charming two-bedroom detached bungalow offered to the market chain free. Available to view now!

- Chain free
- Two bedroom bungalow
- Detached
- South/West facing garden
- Off road parking
- Low maintenance garden
- Converted garage
- Ideal for downsizers
- Viewing recommended
- EPC rating C. Council tax band D



Ground Floor**Hallway:**

Entry via UPVC front door. Laminate flooring. Doors to all rooms.

Living Room:

A bright and spacious dual aspect room with bay window to front and French doors onto the garden. Laminate flooring. Radiator. Two light fittings. Opening to kitchen.

Kitchen:

A range of wood effect wall and base units and complimenting laminate worksurfaces. Electric oven and hob, under counter space for washing machine and dishwasher (included). Space for fridge/freezer. Stainless steel sink and drainer. Wall mounted gas combi-boiler installed in 2004 and serviced annually by British Gas. Half wall tiling and tiled flooring. Door to hallway, opening to living room and partially glazed door to garden.

Bedroom One:

A double bedroom located to the rear of the property. Double glazed window to rear aspect. Radiator. Carpet flooring. Fitted shelving.

Bedroom Two:

A double bedroom located to the rear of the property. Double glazed window to rear and side aspect. Radiator. Carpet flooring.

Shower Room:

Fully tiled suite comprising of a low level WC, wash hand basin with mixer tap and walk in shower facility with assistance rail.

Outside**Garden and Parking:**

Currently a low maintenance garden with artificial lawn, gravelled areas and patio. The garden faces South/West and has the benefit of not being overlooked. Two storage sheds to remain. Gate leads to driveway. To the front of the property is a block paved driveway for off road parking. The current fence can easily be removed and curb has already been dropped.

About The Area:

This fantastic property is located within walking distance to Lawnside Academy, Edward Peak Middle School and Stratton Upper School. Biggleswade town and train station is just over a mile away, with trains reaching London Kings Cross in approx. 30 minutes, as well as excellent road links via the A1.

Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and supermarkets. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, B&Q and many more.

Agents Note:

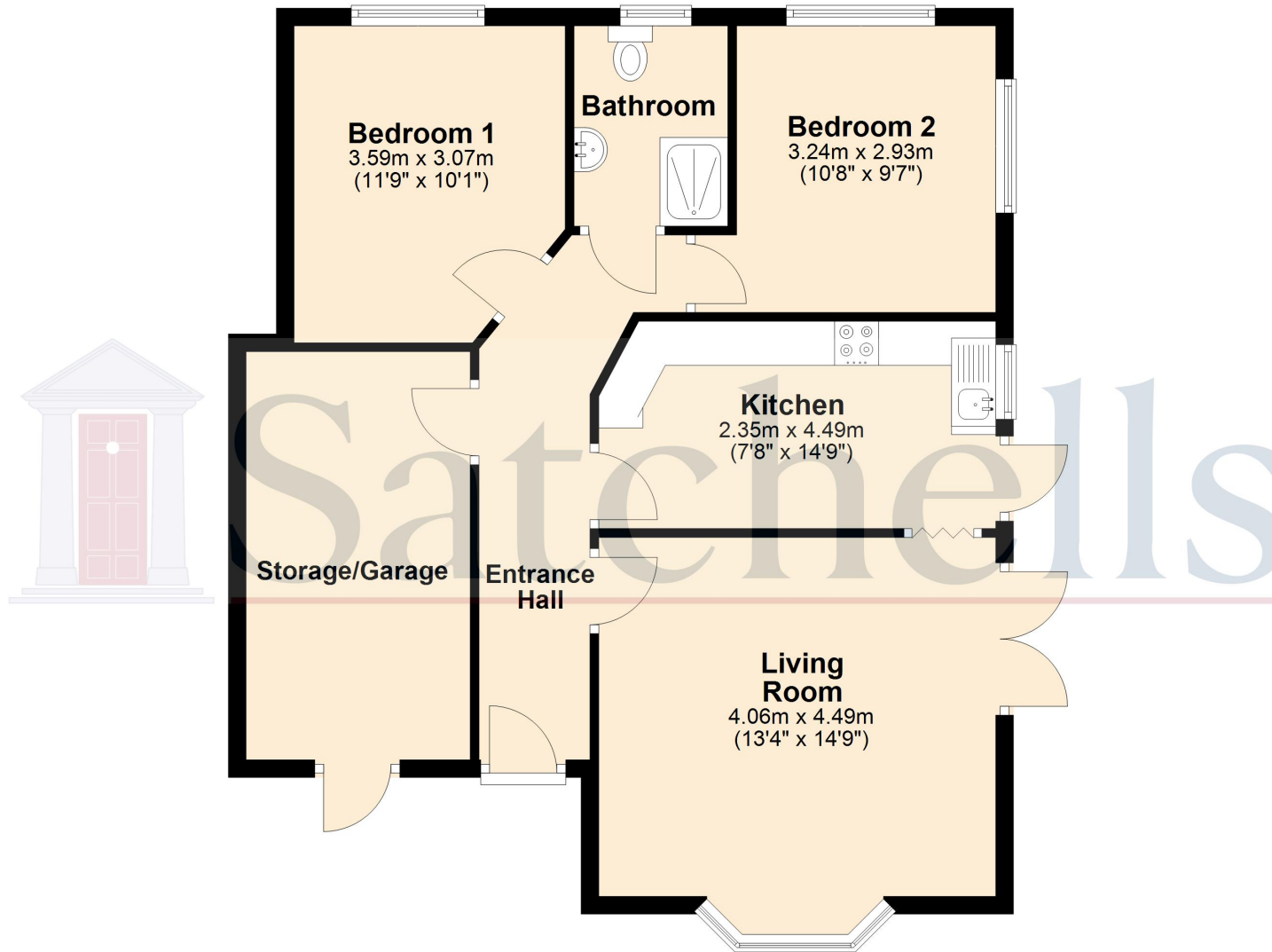
Draft particulars yet to be approved by the vendor and may be subject to change.



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Ground 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.