



94, The Baulk
Biggleswade,
Bedfordshire, SG18 0QA
Freehold £269,500

COUNTRY PROPERTIES
PART OF HUNTERS

This beautifully presented Edwardian Terrace Home, built in 1904 is situated along the highly regarded Baulk in Biggleswade, just 0.5 miles from the town centre and train station. Benefits include 2 DOUBLE bedrooms, 2 reception rooms, fitted kitchen, modern family bathroom and garden to rear with brick-built outbuilding.

- EDWARDIAN TERRACE HOUSE
- BUILT IN 1904
- 2 DOUBLE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- MODERN FAMILY BATHROOM
- REAR GARDEN WITH BRICK-BUILT OUTBUILDING
- JUST 0.5 MILES FROM TOWN & TRAIN STATION
- VIEWING HIGHLY RECOMMENDED

Ground Floor

Entrance Porch

4' 2" x 3' 1" (1.27m x 0.94m)

uPVC double glazed frosted door to front aspect. uPVC double glazed window to side aspect. Laminate flooring. Coving to ceiling. Radiator.

Lounge

12' 0" x 9' 11" (3.66m x 3.02m)

uPVC double glazed window to front aspect. Laminate flooring. Radiator. Open fireplace with brick surround. Coving to ceiling.

Dining Room

13' 3" x 12' 10" (4.04m x 3.91m)

uPVC double glazed window to rear aspect. Radiator. Stairs rising to first floor accommodation.

Kitchen

12' 11" x 6' 10" (3.94m x 2.08m)

Modern kitchen fitted with a range of eye and base level units with work surfaces over. Built-in electric oven and separate electric grill. Built-in electric hob. Space for fridge/freezer. Space and plumbing for washing machine. Sink and drainer unit. Inset spot lights. Laminate flooring. uPVC double glazed window and door to side aspect. uPVC double glazed window to rear aspect.



First Floor

Landing

13' 3" x 2' 9" (4.04m x 0.84m)
Radiator. Access to boarded loft with pull down ladder and light.

Bedroom One

13' 0" x 10' 0" (3.96m x 3.05m)
uPVC double glazed window to front aspect.
Radiator. Coving to ceiling. Built-in double wardrobe.

Bedroom Two

10' 4" x 8' 1" (3.15m x 2.46m)
uPVC double glazed window to rear aspect.
2 built-in storage cupboards. Airing cupboard with immersion tank.

Family Bathroom

9' 9" x 6' 9" (2.97m x 2.06m)
Modern white 3 piece suite comprising of a 'P' shaped bath with electric shower over, panelled splash back and glass door. Low level WC. Wash hand basin with built-in under cupboards. Fully ceramic tiled walls. Inset spot lights. Radiator. uPVC double glazed window to rear aspect.

Outside

Front

Hardstanding with hedgerow and brick wall surrounding. Storm porch over front entrance. Rear access through timber gate.

Rear Garden

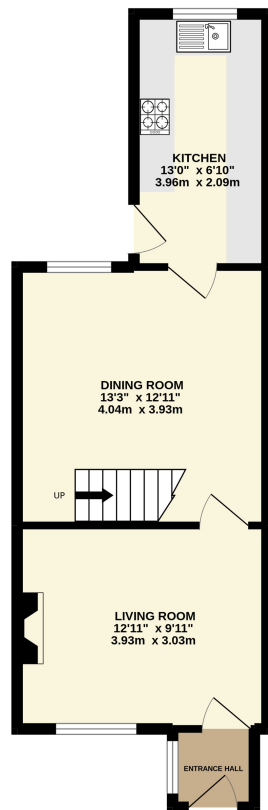
Mature garden with block paved patio area, stones and shrubs surrounding. Outside water tap. Brick-built outbuilding with power. Air source heat pump unit and solar panels. Timber fence and brick wall surrounding.

Agents Notes

The property has a air source heat pump and solar panels, fitted 7 years ago.



GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

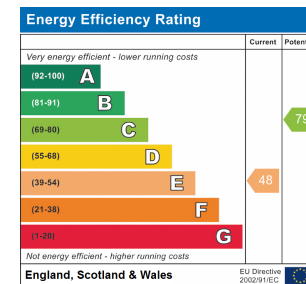


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing by appointment only

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