

TALISMAN

PROPERTY AGENTS



Rydal Crescent, Biggleswade, SG18 8QJ

Guide Price: £200,000 - £205,000



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Key Features

- Chain free
- Within proximity to the train station and town centre amenities
 - An ideal choice for both first-time buyers and investors
 - Over 6% return on buy to let investment
- Well presented living room with bay window and wood effect laminate flooring
 - Re-fitted kitchen
- Private rear garden containing shed with power
- Sufficient storage options, including built-in external storage cupboard
 - Allocated parking for one car
 - Nestled near a delightful public green



Description

Nestled near the pleasant public green and only a short stroll away from Biggleswade's trainline and town centre amenities is this delightful one-bedroom cluster house in Rydal Crescent. The property is freehold tenure, and makes an ideal choice for both first-time buyers and buy to let investors, with the property demonstrating an impressive return of over 6%. The home comprises a well-presented living room with bay window and wood effect laminate flooring, re-fitted kitchen, a double bedroom containing a large sliding door wardrobe and three-piece bathroom. Externally, the house presents a private and fully enclosed rear garden with powered shed and an allocated space to park one car.

Rooms & Dimensions

(Ground Floor)

Porch Entrance

Light and fitted carpet, door to lounge.

Lounge/Diner

(11'8" x 10'7") UPVC double glazed bay window to rear aspect, staircase leading to first-floor accommodation, wood effect laminate flooring, radiator and door to kitchen.

Kitchen

(8'3" x 6'8") UPVC double glazed window to rear aspect, matching base and eye level units with complimentary worktop over, comprising stainless steel sink unit with mixer tap, built-in 'Lamona' electric oven with four-ring ceramic hob and 'AEG' stainless steel extractor over, space and plumbing for washing machine and undercounter fridge. Understairs storage cupboard and wood effect vinyl flooring.

(First Floor)

Staircase & Landing

Loft hatch, fitted carpet and doors off to:

Bedroom

(11'9 x 10'8") UPVC double glazed window to rear aspect, large integrated sliding door wardrobe, built-in airing cupboard housing hot water cylinder. Radiator and fitted carpet.

Bathroom

(6'7" x 5'4") Obscured UPVC double glazed window to rear aspect. Three-piece suite comprising panel bathtub with shower over, WC and hand wash basin, towel rail, extractor fan, and vinyl flooring.

(Externally)

Rear Garden

Fully enclosed by new timber fencing, timber shed with power and built-in external storage cupboard next to the entrance of the property.

Parking

Allocated parking space for one car.

Agent's Notes

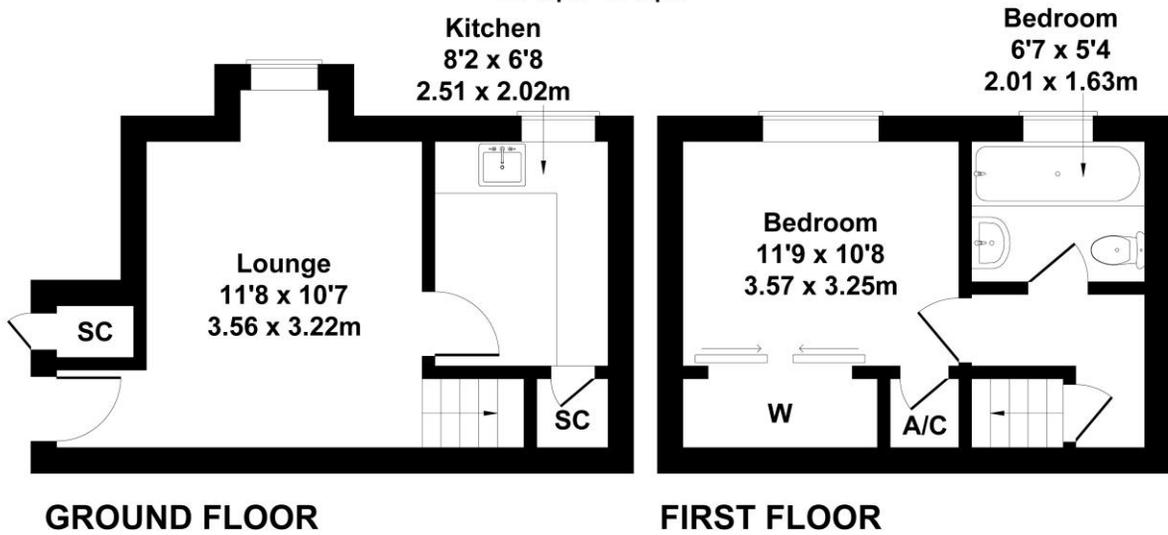
- Tenure: Freehold
- Council Tax Band: B (Central Bedfordshire Council) (£1,919.86)
- EPC: E (41)
- The property runs on electric heating





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Approximate Gross Internal Area
441 sq ft - 41 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Location

Biggleswade is a popular market town within central Bedfordshire that presents a thriving central square and a rich offering of amenities, including plenty of independent shops and businesses, cafés, bars, restaurants and public houses, primary schooling as well as several parks and green spaces. There is even the Saxon pool & leisure centre as well as the retail park on the outskirts of the town, which features a range of big brand shops. Biggleswade is also largely popular amongst commuters, with the town having its very own train station which provides regular journeys to London Kings Cross and St Pancras in around 40-minutes, and proximity to the A1(M) assures ideal car commutes.

To arrange a viewing, please contact Talisman Property Agents

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