



# 7, Wilson Close

Biggleswade,  
Bedfordshire, SG18 8XS  
£187,500

country  
properties

Country properties are proud to present you with this fantastic modern 3 bedroom semi-detached home within Biggleswade which was newly built in 2020 benefitting from being under the builder's warranty until 2030. This property is offered at 50% shared ownership and also offered at 100% share for £375,000. Externally this property offers a south facing garden and two allocated parking spaces. Internally the property is modern, light and in fantastic condition!

- Freehold 100% share
- Three bedrooms
- Allocated parking for 2 cars
- South facing private garden
- Modern kitchen/diner
- Cloakroom
- Lobby and Larder
- 50%, 60%, 70%, 75% share available

## Ground Floor

### Living Room

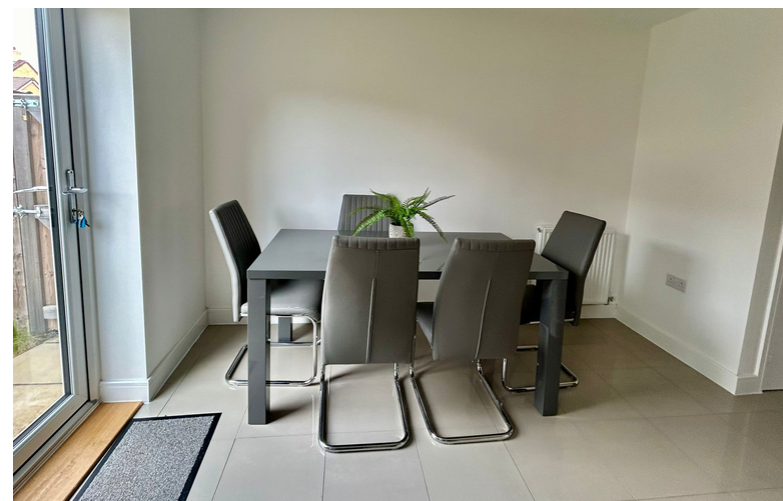
15' 4" x 13' 6" (4.67m x 4.11m)

Accessed via composite front door with opaque glass panel, double glazed window to the front aspect, radiator and thermostat, carpet.

### Kitchen/Diner

10' 7" x 15' 8" (3.23m x 4.78m)

Modern kitchen with a range of wall and base level mounted units with complementary worktops, splash back, built in sink, electric oven, gas hob with extractor fan over, integral fridge/freezer, cupboard housing boiler, spotlights, radiator, double glazed window to the rear aspect, French doors to the rear garden, larder cupboard with storage and two radiators, porcelain tiled flooring.



## Downstairs WC

7' 3" x 4' 8" (2.21m x 1.42m)

Low level flush WC, wash hand basin with pedestal, tiled flooring, radiator, porcelain tiled flooring

## First Floor

### Landing

Radiator.

### Master Bedroom

13' 8" x 11' 0" plus wardrobes (4.17m x 3.35m)

Two double glazed windows to the front aspect, radiator, loft hatch, carpet.

### Bedroom Two

11' 6" x 8' 0" (3.51m x 2.44m)

Double glazed window to the rear aspect, radiator, carpet.

### Bedroom Three

11' 5" x 6' 5" (3.48m x 1.96m)

Double glazed window to the rear aspect, radiator, carpet.

## Family Bathroom

Modern three piece suite, low level flush WC, wash hand basin with pedestal, bath with shower screen, tiled flooring, chrome wall mounted heated towel rail.

## External

### Rear Garden

South facing, patio area, laid to lawn, steel side gate with access to the front of the property.

### Front

Two allocated parking spaces, pathway to the front door.

## Agents Notes:

Rent - £602.61; Service charge - £17.13; Insurance charge - £12.81; Management fee - £17.50 = Total charges per calendar month = £650.05

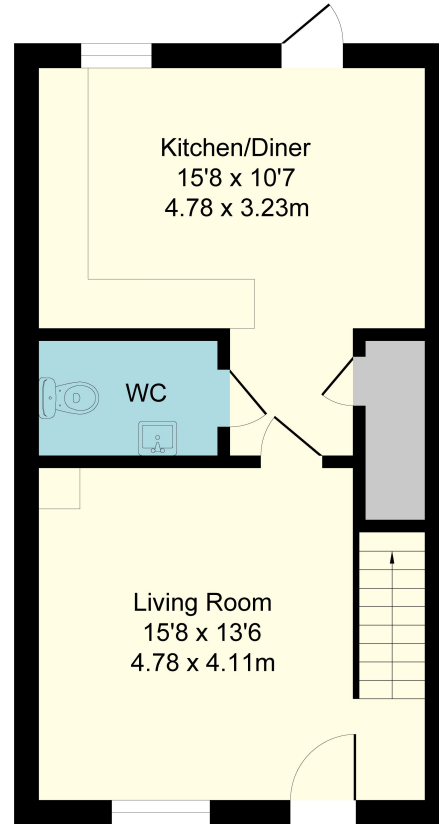




# 7 Wilson Close, Biggleswade

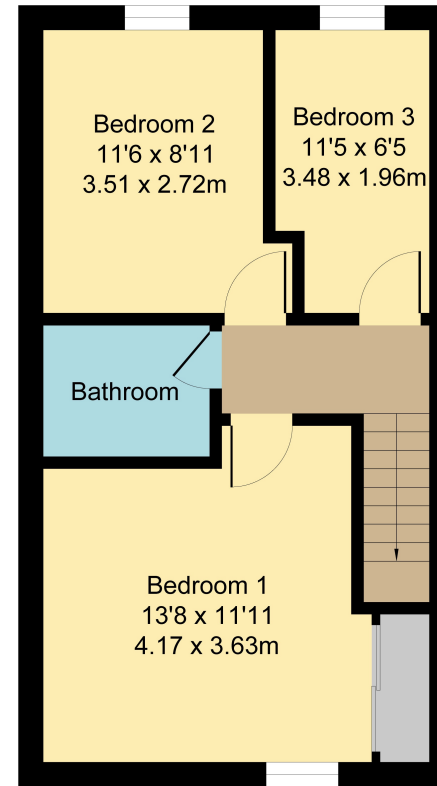
## Ground Floor

Area: 43.2 m<sup>2</sup> ... 466 ft<sup>2</sup>



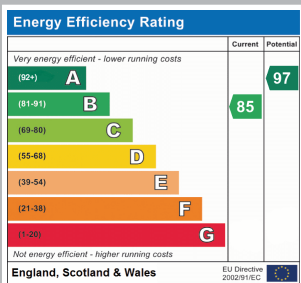
## First Floor

Area: 43.2 m<sup>2</sup> ... 466 ft<sup>2</sup>



Total Area: 86.4 m<sup>2</sup> ... 932 ft<sup>2</sup>

All Measurements are approximate and for display purposes only



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](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties