



Heron Close, Biggleswade, Bedfordshire. SG18 8HG





1 Bedroom Cluster House

£175,000 Leasehold

This chain free one bedroom cluster home is perfect for a first-time buyer or investment, with a potential rental income of 895pcm.

- Chain free
- Great investment or first time buy
- Built-in wardrobes
- Walking distance to town and station
- Allocated parking space
- 6.1% rental yield
- Lease length - 955 years
- Peppercorn ground rent
- Service charge - £480 per annum
- EPC rating E. Council tax band A

**Ground Floor:
Living Room:**

Entrance via UPVC front door. Double glazed bay window to side aspect. Wood effect laminate flooring. Ceiling light. Electric storage radiator. Stairs rise to first floor landing. Open plan to:

Kitchen:

Kitchen comprising of wall and base units and grey laminate work surfaces. Tiles to splash back area. Stainless steel sink and drainer. Double glazed window to side aspect. Space for freestanding oven, under counter fridge and washing machine. Understairs storage cupboard. Wood effect laminate flooring. Ceiling light.

**First Floor:
Landing:**

Doors to all rooms. Ceiling light. Carpeted flooring.

Bedroom:

Double bedroom with dual aspect double glazed windows to front and side. Built-in wardrobe and dressing table. Storage cupboard. Carpeted flooring. Ceiling light. Electric storage radiator.

Bathroom:

A three-piece suite comprising of a panelled bath with shower above, low level WC and hand wash basin. Obscured double glazed window to side aspect. Vinyl flooring. Fully tiled walls. Ceiling light.

**Outside:
External:**

To the side of the property there is a small communal grass area. Outdoor storage cupboard and storage area for bins.

Parking:

You will find one allocated parking space situated towards the rear of the building.

**Additional Information:
About the Area:**

This property is ideal for commuters, conveniently located just 0.5 miles on foot from Biggleswade town and mainline train station, with fast trains into London Kings Cross in approx. 30 minutes, and excellent road links to the A1.

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

Agents Note:

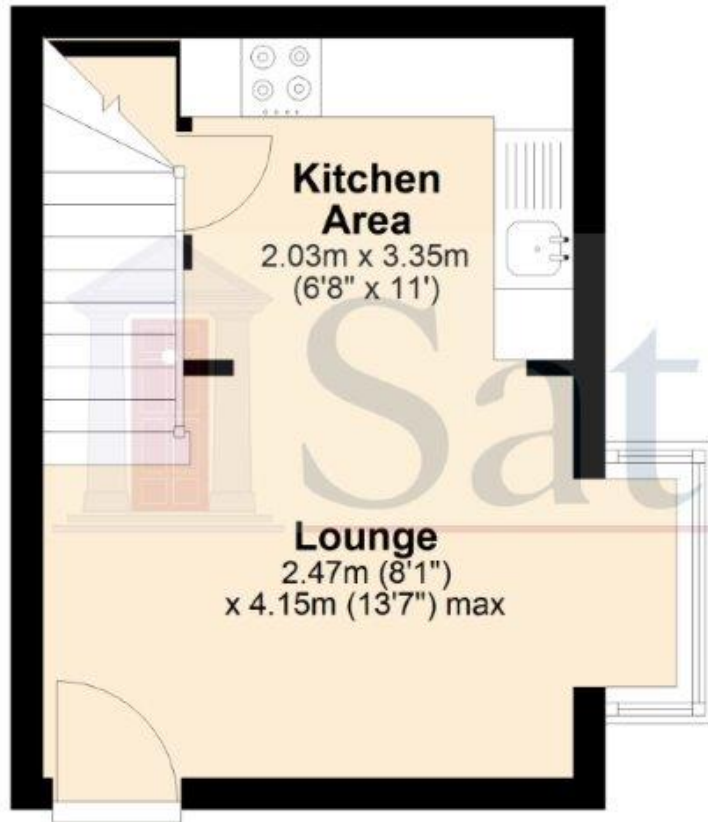
Draft details yet to be approved by the vendor and maybe subject to change.



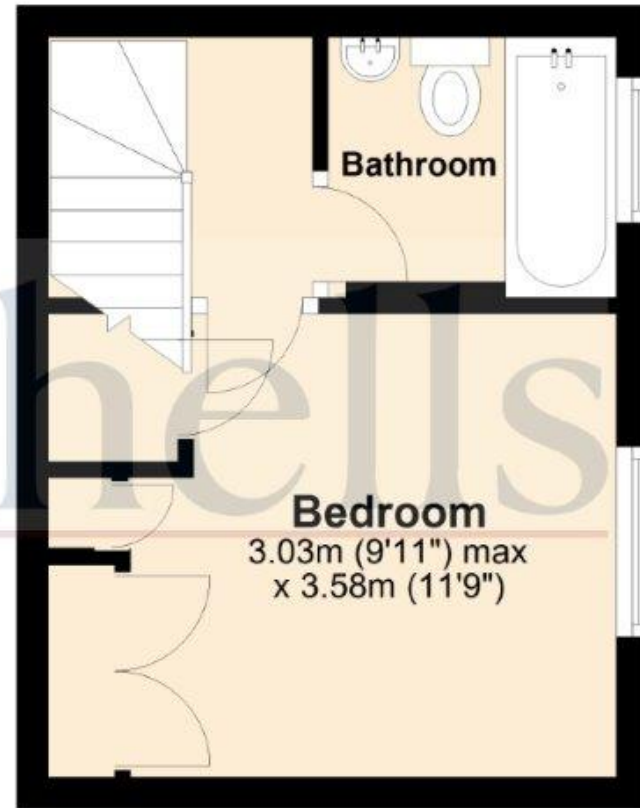
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First 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.