



14, Biggleswade Road

Upper Caldecote,
Bedfordshire, SG18 9BL
£275,000

country
properties

This 2 bedroom Victorian cottage built in 1869 boasts a private enclosed south westerly aspect rear garden and timber garage with off road parking for 2 cars to the rear.

- Two double bedrooms
- Living room and separate dining area
- Sunny south westerly facing rear garden
- Close to countryside walks
- Timber garage with power/light and off road parking for two cars
- Short commute to Biggleswade with a variety of shops and mainline station providing direct link into London

GROUND FLOOR

Entrance Porch

Glazed door into:

Living Room

12' 11" x 11' 0" (3.94m x 3.35m) Double glazed window to front. Feature tiled fireplace with open grate. Electric heater enclosed in decorative cover. Open plan to:

Dining Room

12' 11" x 8' 11" (3.94m x 2.72m) Stairs rising to first floor accommodation. Electric heater enclosed in decorative cover. Obscure multi-pane dividing wall with door into kitchen.

Kitchen

9' 11" x 9' 5" (3.02m x 2.87m) A range of wall and base level units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and mixer tap over. Space for electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Double glazed window and door to rear garden. Door into bathroom.



Bathroom

Three piece suite comprising panel enclosed bath with mains shower over, pedestal mounted wash hand basin and low level wc. Electric fan heater. Obscure double glazed window to rear.

FIRST FLOOR

Landing

Doors to both bedrooms.

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.30m) Double glazed window to front. Access to partially boarded loft space. Electric heater enclosed in decorative cover.

Bedroom 2

9' 10" x 8' 11" (3.00m x 2.72m) Double glazed window to rear. Airing cupboard housing hot water tank and storage. Electric heater.

OUTSIDE

Front Garden

Enclosed with wooden fence, laid to lawn with footpath to front door.

Rear Garden

Private enclosed garden laid to lawn with patio area. External light. Timber shed to remain. Enclosed with brick wall and wood panel fencing with gated access to rear.

Garage

Timber garage with power/light and timber double doors to front. Off road parking for two cars, accessed by a shared driveway.

AGENT NOTE:

The vendor informs us there is a shared pedestrian and vehicular access to the parking area to the rear.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

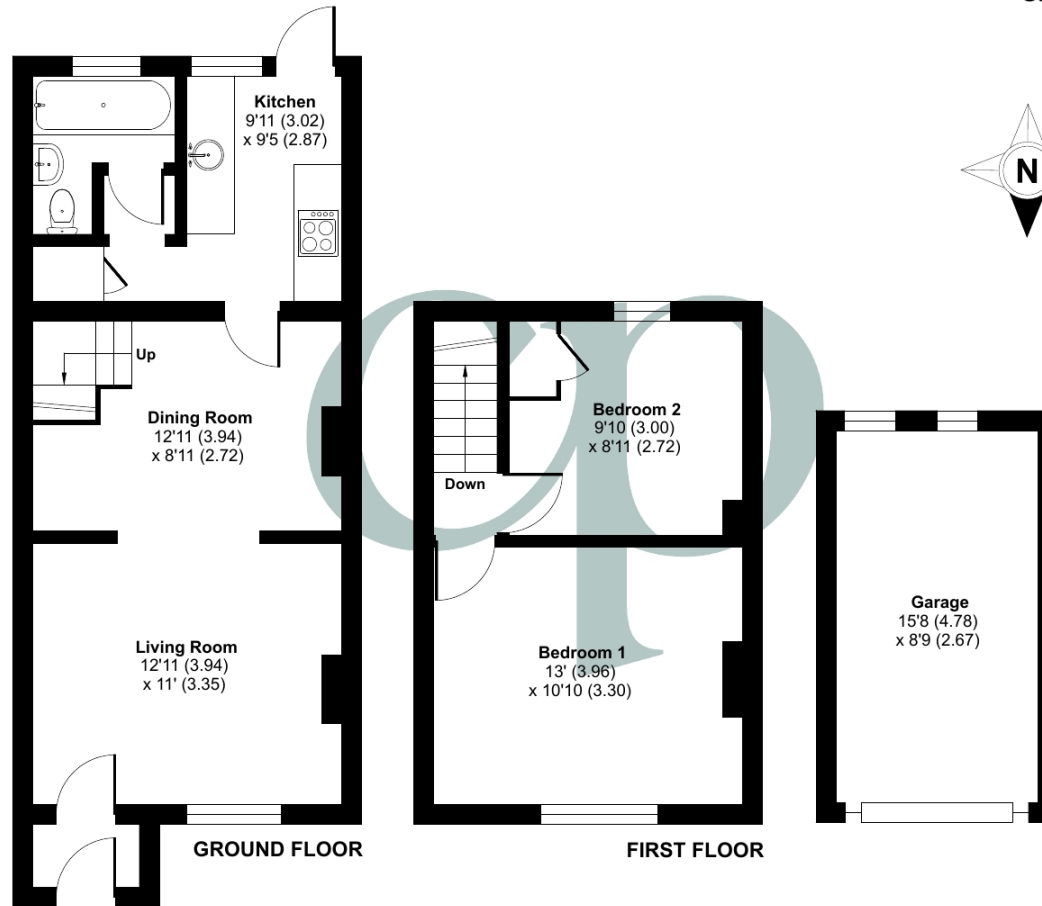


Approximate Area = 678 sq ft / 62.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 811 sq ft / 75.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	
England, Scotland & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1163725

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Viewing by appointment only

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