



# 15, Bunyan Road

Biggleswade,  
Bedfordshire, SG18 8QQ

Freehold £275,000

country  
properties



Offered for sale with NO CHAIN, this sympathetically decorated and well presented two-bedroom terrace home is situated within a short walking distance of the main line train station and local town centre. The property comprises; living room, kitchen/diner, conservatory with bifold doors onto the rear garden, and to the first floor are two bedrooms and a family bathroom. Externally the property boasts a rear garden and one allocated parking space. An ideal purchase for the first time or investment buyer with early viewing highly recommended as this property won't hang around.

- Terraced family home
- Well presented throughout
- Two bedrooms
- Spacious kitchen with fitted appliances
- Two reception rooms
- Rear garden with timber shed with power and lighting.
- Allocated parking
- Desirable location close to the town centre and station
- Perfect investment or first time purchase
- Council Tax band B & EPC rating D

## Ground Floor

### Entrance Hallway

Window to front aspect, door to:

### Living Room

11' 7" narrowing to 8' 7" x 12' 3" narrowing to 7' 9" (3.53m x 3.73m)  
Glazed window to the front aspect, radiator, stairs rising to the first floor, laminate flooring, spotlights, door to:

### Kitchen/Diner

10' 7" narrowing to 8' 7" x 11' 6" narrowing to 7' 9" (3.23m x 3.51m)  
Range of matching wall mounted and base level units with work surface over and inset stainless steel 1 1/2 sink with mixer taps, slim line dishwasher, fridge/freezer, inset electric oven and hob with extractor filter over, space and plumbing for a washing machine, wall mounted gas combi boiler, radiator, built in cupboard, slate flooring, spotlights.

### Conservatory

10' 5" x 8' 2" (3.17m x 2.49m)  
Double glazed Velux window, laminate flooring, wall mounted electric heater, spotlights, double glazed bi-fold doors onto the rear garden.

### First Floor

### Landing

Hatch to loft with ladder and light, doors to:-



## Bedroom One

12' 3" narrowing to 6' 9" x 11' 7"  
narrowing to 7' 4" (3.73m x 3.53m)  
Double glazed window to the front  
aspect, radiator.

## Bedroom Two

7' 2" x 6' 9" (2.18m x 2.06m)  
Glazed window to the rear aspect,  
radiator.

## Bathroom

Low level WC, wash hand basin with  
pedestal, panelled bath with shower  
screen and attachment over,  
radiator, glazed window to the rear  
aspect, tiled flooring.

## External

### Front Garden

Pathway leading to front door.  
Allocated parking for 1 car.

### Rear Garden

The rear garden is laid to timber  
decking and enclosed by fence  
boundaries with gated access to the  
rear and a timber shed with power  
and lighting.



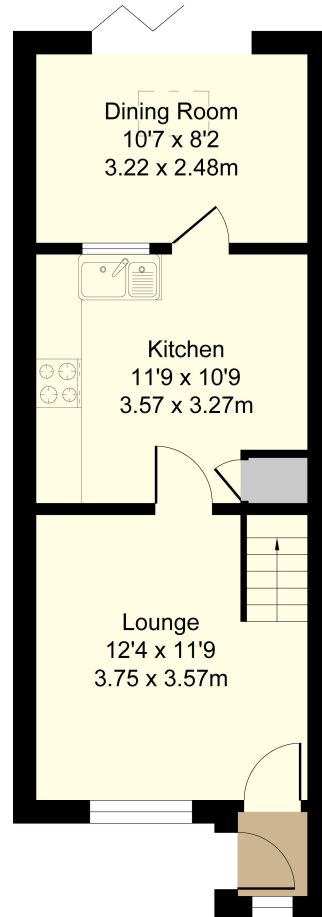




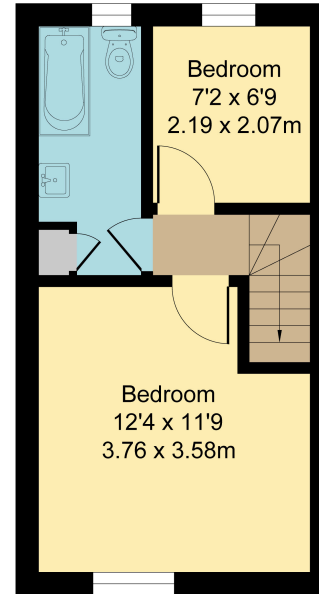


# 15 Bunyan Road, Biggleswade

**Ground Floor**  
Area: 33.5 m<sup>2</sup> ... 361 ft<sup>2</sup>



**First Floor**  
Area: 25.6 m<sup>2</sup> ... 276 ft<sup>2</sup>



Total Area: 59.1 m<sup>2</sup> ... 637 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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