



24 Bunyan Road, Biggleswade, Bedfordshire. SG18 8QQ

Satchells



## 2 Bedroom Terraced House

### £259,995 Freehold

Only a 4-minute walk to the train station and town centre! This charming two-bedroom mid terraced house makes a great first time buy or investment. Complete with garden, single garage and parking.

- Chain free
- Two bedroom terrace house
- Private garden
- Garage en-bloc
- Parking
- Walking distance to town and train station
- Close to schools
- Ideal first time buy or investment
- Freehold
- EPC rating C. Council tax band B



## **Ground Floor**

### **Entrance Porch:**

Entry via front door. Double glazed window to front aspect. Radiator. Laminate flooring. Door to:

### **Living Room:**

Abt. 12' 4" x 11' 9" (3.76m x 3.58m) A naturally bright room with double glazed window to front aspect. Radiator. Laminate flooring. Stairs rising to first floor. Door to:

### **Kitchen/Dining Room:**

Abt. 11' 9" x 10' 7" (3.58m x 3.23m) Fitted wood effect kitchen with a range of wall and base units and laminate work surfaces. Fitted oven with gas hob and overhead extractor fan. Stainless steel sink and drainer. Wall mounted boiler. Undercounter space for washing machine. Access to storage cupboard. Double glazed window to rear aspect. UPVC partially glazed door to garden. Radiator. Laminate flooring.

## **First Floor**

### **Bedroom One:**

Abt. 12' 4" x 11' 9" max (3.76m x 3.58m) Spacious double bedroom with window to front aspect. Radiator. Laminate flooring.

### **Bedroom Two:**

Abt. 7' 2" x 6' 9" (2.18m x 2.06m) A good sized single bedroom with double glazed window to rear aspect. Radiator. Carpet flooring.

### **Bathroom:**

A modern three-piece suite with a tiled bath and overhead shower, wash hand basin and WC. Obscured window to rear aspect. Full height wall tiling around bath and shower areas. Tiled flooring. Radiator.

### **Outside**

#### **Garden:**

The rear garden faces East and is mainly laid to lawn with patio area to the rear. Shrub borders. Gate to rear.

#### **Garage and Parking:**

The single garage is located en bloc to the right hand side of the property with up and over door. Space for one car in front. Visitor parking available on street.

### **Additional Information**

#### **Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

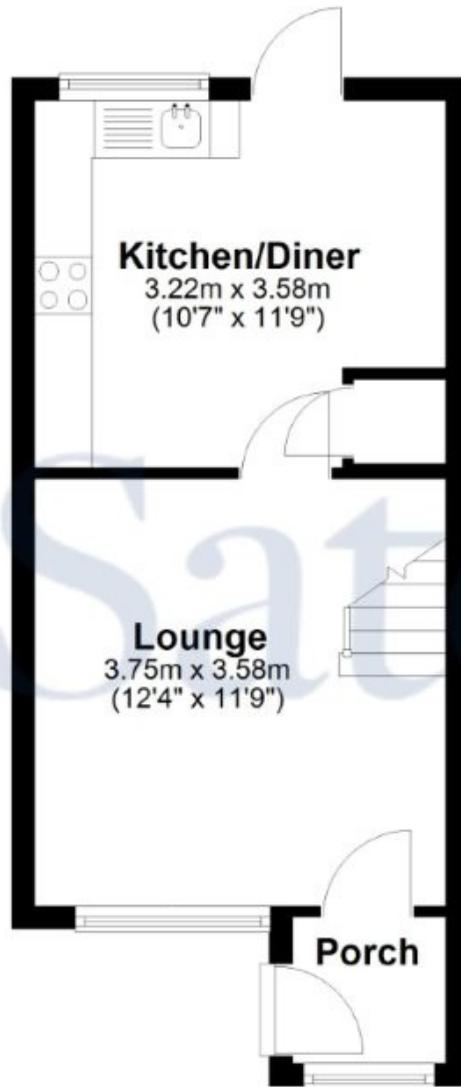




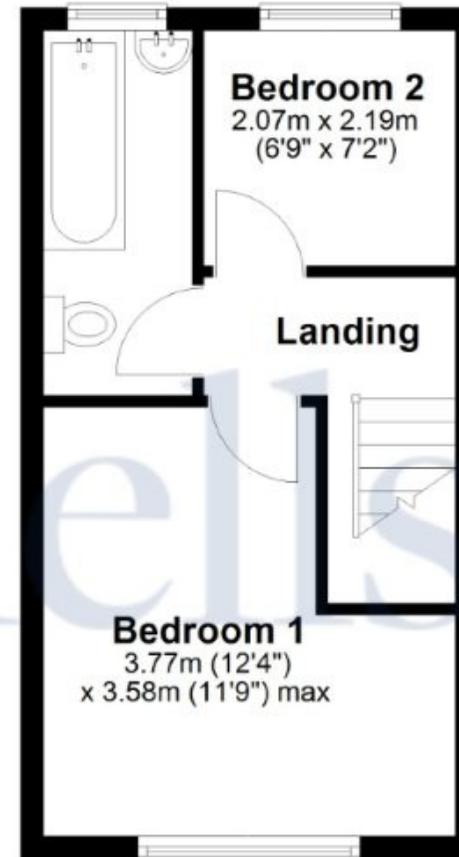
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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## Ground Floor



## First Floor



For illustrative 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.