



Biggleswade, Bedfordshire. SG18 8LP

 **Satchells**



## 2 Bedroom End of Terrace House

**£300,000 Freehold**

DECEPTIVELY SPACIOUS! This two DOUBLE BEDROOM home is just under a 5-minute walk to Biggleswade town and train station, perfect for commuters. READY TO MOVE INTO further benefitting from garage, parking and a lovely SOUTH-WEST facing garden.

- Garage and parking
- Extended
- South-west facing rear garden
- Open plan kitchen/living room
- Fitted wardrobes
- Four piece family bathroom
- Less than 5 minute walk to station
- EPC rating D. Council tax band B



**General Description:****Entrance porch:**

Composite front door. Laminate flooring. Storage cupboards.

**Open Plan Kitchen/Living Room:**

Abt: 18' 0" x 17' 10" (5.49m x 5.44m) Laminate flooring throughout. Spotlights. Feature gas fireplace with mantle. Vertical radiator. UPVC sliding doors into garden. Kitchen fitted with matching wall and base units with complimentary worktops. Ceramic sink with mixer tap. Ceramic hob and gas oven. Extractor hood. Integrated dishwasher and fridge. Archway into dining room.

**Dining Room:**

Abt: 9' 10" x 9' 0" (3.00m x 2.74m) Laminate flooring. UPVC double glazed bay window. Accessibility lift to first floor. Spotlights.

**First Floor:****Landing:**

Carpet flooring. UPVC double glazed window. Lift to ground floor.

**Master Bedroom:**

Abt: 18' 6" x 10' 5" (5.64m x 3.17m) Carpet flooring. UPVC double glazed window. Three mirrored fitted wardrobes and storage over bed. Door into bathroom.

**Bedroom Two:**

Abt: 10' 8" x 9' 0" (3.25m x 2.74m) Carpet flooring. UPVC double glazed window. Lift to ground floor.

**Family Bathroom:**

Four piece suite comprising of bath, handwash basin, low level W/C and corner shower. Tiled walls and flooring. Extractor fan.

**OUTSIDE:****Rear Garden:**

Fully enclosed south-west facing garden, mostly patio with flower beds. Door into garage and gate into car park. Shed and rockery.

**Car Park:**

Two allocated parking spaces in gated car park as well as a garage.

**Location:**

This lovely property is located just 0.3 miles away from the town centre, where there is a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station is also close by with a journey time of approximately 30 minutes to London Kings Cross St Pancras.

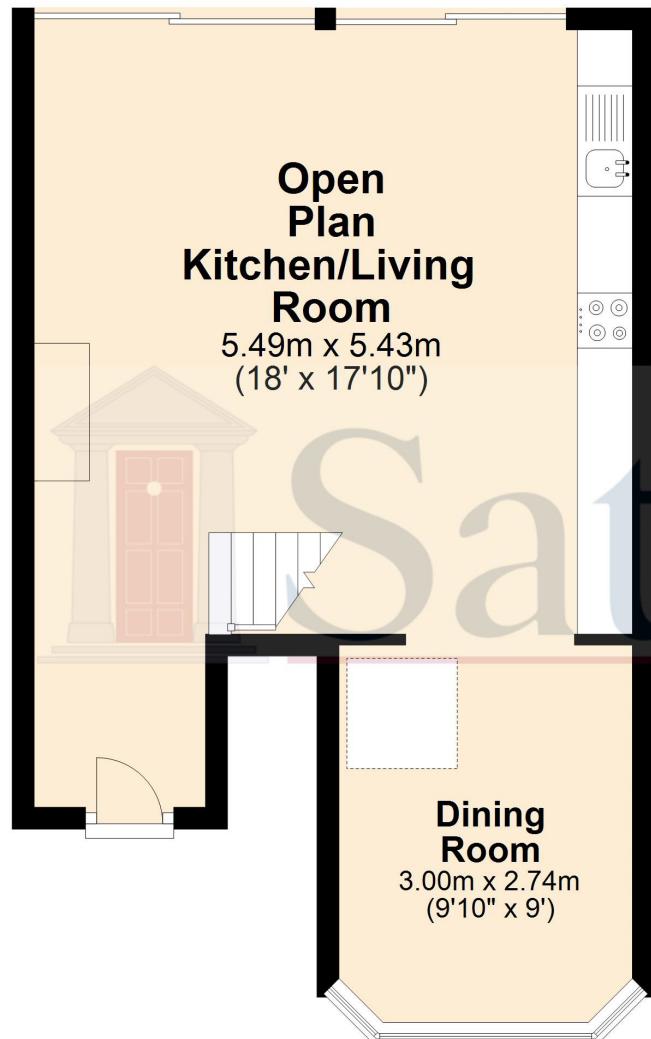
Both doctors surgeries are also within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Wilko and Marks & Spencer.



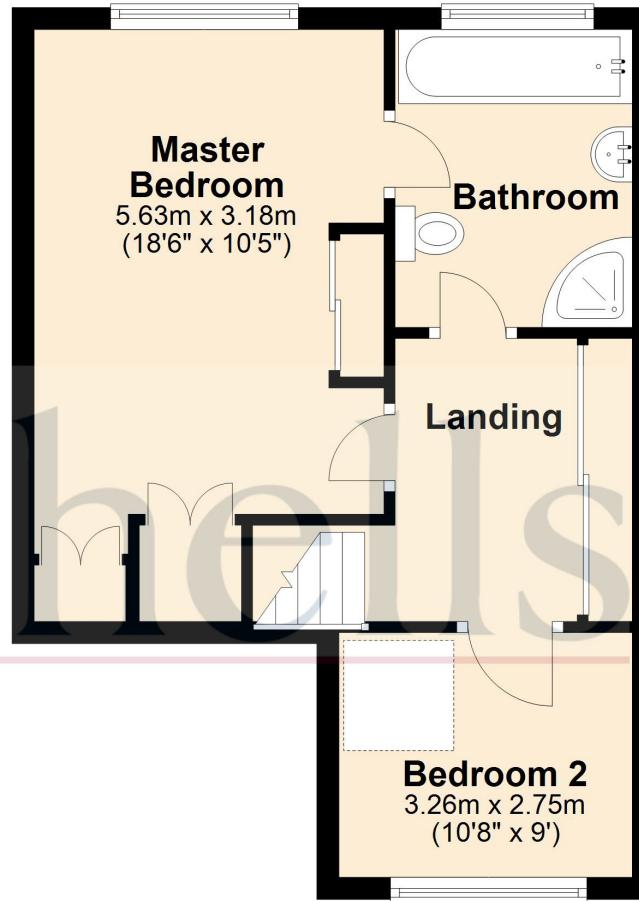


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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