31, Lichfield

Biggleswade,
Bedfordshire, SG18 8JF
Freehold £265,000

COUNTRY PROPERTIES
PART OF HUNTERS

NO CHAIN - IDEAL FOR FIRST TIME BUYERS/INVESTMENT BUYERS This well-presented 2 bedroom End of Terrace property is situated along Lichfield in Biggleswade. Benefits include 2 double bedrooms, lounge/diner, open plan kitchen, conservatory, family bathroom, private rear garden and driveway providing off road parking for 2 cars with an added off road parking space for 1 car to rear. Viewing comes highly recommended.

- NO CHAIN
- IDEAL FOR FIRST TIME BUYERS/INVESTMENT BUYERS
- END OF TERRACE
- LOUNGE/DINER
- OPEN PLAN KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- Driveway providing off road parking for 2 cars
- EXTRA OFF ROAD PARKING SPACE TO REAR FOR 1 CAR

Ground Floor

Entrance Hall

uPVC double glazed frosted door to side aspect. Built-in under stairs storage cupboard. Built-in storage cupboard with shelving.

Lounge/Diner

15' 1" into bay x 11' 9" (4.60m x 3.58m)
uPVC double glazed box bay window to front aspect. Radiator. Coving to ceiling. Stairs rising to first floor accommodation.

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)
Modern kitchen fitted with eye and base level units with roll top work surfaces over. Sink and drainer unit. Bekco electric oven and separate grill with 4 ring gas hob and extractor over. Freestanding dishwasher, washing machine, fridge/freezer and separate fridge. Wall mounted gas fired combi boiler. Ceramic tiled flooring. Ceramic tiled splash back walls. Opening to:-

Conservatory

9' 6" x 9' 3" (2.90m x 2.82m)
uPVC construction. Ceramic tiled flooring. Radiator. uPVC double glazed patio doors to garden. 2 uPVC double glazed windows to garden.

First Floor

Landing

Loft hatch.

Bedroom One

11' 9" x 11' 5" (3.58m x 3.48m)
uPVC double glazed window to front aspect. Radiator.

Bedroom Two

11' 8" x 7' 5" (3.56m x 2.26m)
uPVC double glazed window to rear aspect. Radiator.

Family Bathroom

Modern white 3 piece suite comprising of panelled bath with rainwater shower head, mixer taps and separate hand-held shower attachment over. Low level WC. Wash hand basin. Fully ceramic tiled from floor to ceiling. Radiator. uPVC double glazed frosted window to side aspect.

Outside

Front

Block paved driveway providing off road parking for 2 cars. Wooden fence surrounding. Outside storage cupboard. Storm porch over front entrance.

Rear Garden

Hard-standing low maintenance block paved garden with wooden fence surrounding. 2 fish ponds. Wooden storage unit.

Further Parking

Off road parking for 1 car to rear.

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | **E:** biggleswade@country-properties.co.uk

www.country-properties.co.uk

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