



51, Fennel Drive

Biggleswade,
Bedfordshire, SG18 8WD

Freehold - OIEO £280,000

country
properties

Tucked away in a quiet cul-de-sac on the popular Saxon Green development, this end of terrace property is within easy reach of the town's main line train station and town centre. Offered to the market chain free and in good order throughout, this property would make an ideal first time buy or investment purchase with a yield of 4%. The accommodation comprises; entrance hallway, lounge, kitchen/diner, 2 bedrooms and shower room. Externally there is a front and rear garden with off road parking for 2 cars.

- Cul-de-sac location
- End of terrace family home
- Two bedrooms
- Spacious lounge
- Kitchen/diner
- Modern shower room
- Off road parking for 2 cars
- CHAIN FREE
- Council Tax Band C
- EPC Rating C

Accommodation

Entrance Lobby

Radiator, stairs rising to the first floor, door to:

Lounge

14' 6" x 12' 6" narrowing to 9' 0" (4.42m x 3.81m)

Double glazed window to the front aspect, radiator, artex ceiling, door to:

Kitchen/Diner

12' 6" x 7' 9" (3.81m x 2.36m)

Matching wall and base units with a roll edge work top, stainless steel 1 1/2 sink with mixer taps, inset electric oven and gas hob with extractor filter over, tiled splash back, space and plumbing for a washing machine, space for a fridge/freezer, cupboard housing wall mounted gas boiler, double glazed window to the rear aspect, double glazed patio doors to the rear, radiator.

First Floor

Landing

Loft hatch, artex ceiling, door to:

Bedroom One

12' 6" x 10' 6" narrowing to 7' 7" (3.81m x 3.20m)

Double glazed window to the rear aspect, fitted double fronted wardrobe, artex ceiling.



Bedroom Two

12' 6" narrowing to 9' 4"x 7' 8"
narrowing to 3' 8" (3.81m x 2.34m)
Double glazed window to the front
aspect, radiator, airing cupboard
with hot water tank and shelving.

Shower Room

Double shower cubicle, WC, wash
hand basin with vanity unit below
and splash back, heated towel rail,
mirror light, shaver point, inset
spotlights, extractor fan.

External

Rear Garden

The rear garden is mainly laid to
lawn and fully enclosed via fence
with shrub and plant borders. Patio
doors lead from the kitchen onto a
patio area leading onto area laid to
lawn with a storage shed, outside
lighting, tap and gated access to the
rear with off road parking for 2
vehicles.

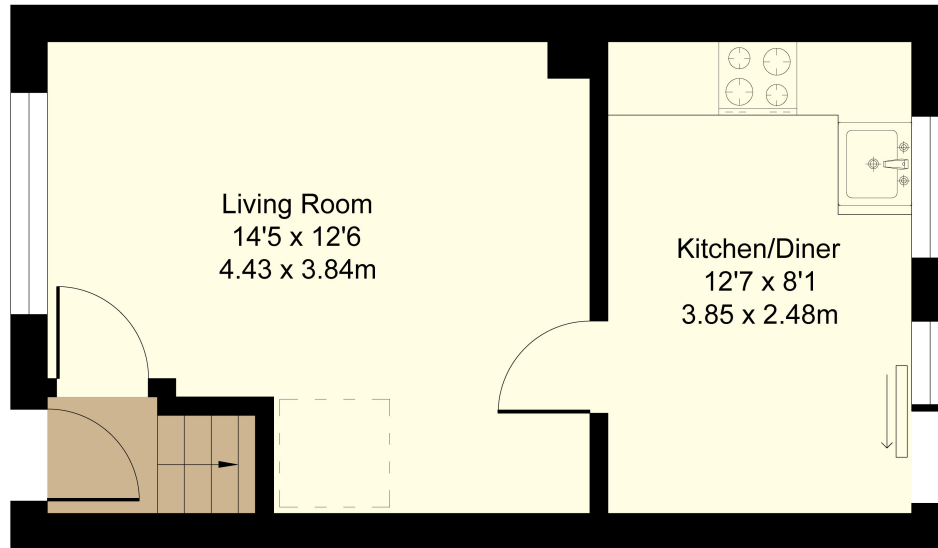




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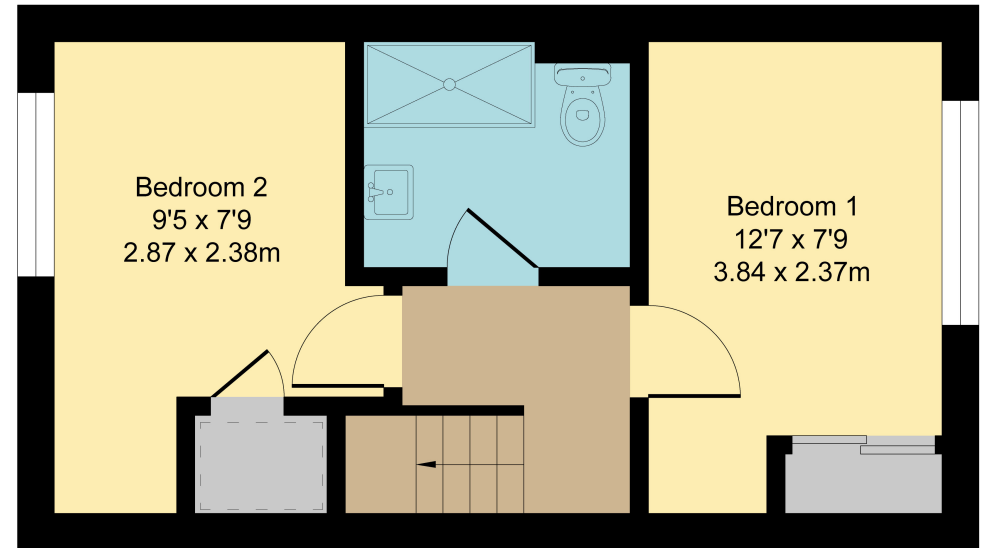
Ground Floor

Area: 27.18 m² ... 293 ft²



First Floor

Area: 27.18 m² ... 293 ft²



Total Area: 54.3 m² ... 585 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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