



38, Furzenhall Road

Biggleswade,
Bedfordshire, SG18 0ES
Freehold £265,000

country
properties

Offered for sale with NO CHAIN and situated on the outskirts of this popular market town within easy access to the local town centre, main line train station and local countryside walks. This three bedroom family home needs complete modernisation and updating throughout and offers great potential to extend (STPP). The property comprises; lounge/diner, kitchen, three bedrooms, family bathroom, integral garage and off road parking. An ideal purchase for a family looking to build that forever home, first time or investment buyer.

- NO CHAIN
- Terraced property
- Three bedrooms
- In need of modernisation throughout
- Approx 20ft lounge
- Large rear garden
- Integral garage and off road parking
- Council Tax band C & EPC rating D

Accommodation

Entrance Hallway

Stairs rising to the first floor, radiator, under stairs storage cupboard, further cupboard housing the gas boiler, doors to:

Kitchen

10' 2" x 5' 8" (3.10m x 1.73m)
Range of base units with work surface over, inset sink with drainer, fridge and freezer, space for a cooker, serving hatch, double glazed window to the front aspect.

Lounge/Diner

20' 8" x 10' 9" (6.30m x 3.28m)
Two double glazed windows to the rear aspect, two radiators, double glazed door to the rear.

First Floor

Landing

Loft hatch, doors to:

Bedroom One

10' 9" narrowing to 9' 1" x 11' 3" narrowing to 6' 8" (3.28m x 3.43m)
Double glazed window to the rear aspect, radiator, built in cupboard with hanging rail.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)
Double glazed window to the rear aspect, radiator, built in cupboard with hanging rail.



Bedroom Three

8' 0" x 7' 9" (2.44m x 2.36m)

Double glazed window to the front aspect, radiator.

Bathroom

Double glazed window to the front aspect, radiator, low level flush WC, wash hand basin with pedestal and tiled splash back, panelled bath, airing cupboard with shelving and hot water tank.

External

Garage

14' 3" x 7' 6" (4.34m x 2.29m)

Metal up and over door, power and lighting.

Front

Area laid to lawn with driveway providing off road parking for 1 car, pathway to the front door and bin storage area.

Rear

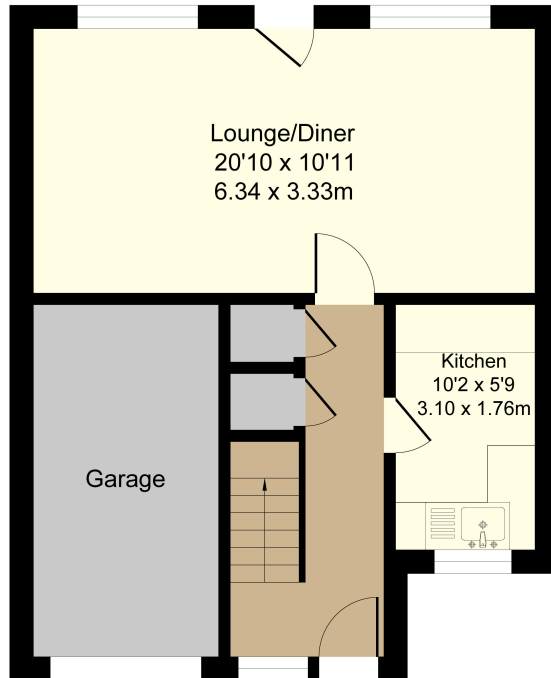
Large rear garden enclosed by fence boundaries with gated access at the rear leading to the front of the property. Please note there are no images of the garden due to it being overgrown.



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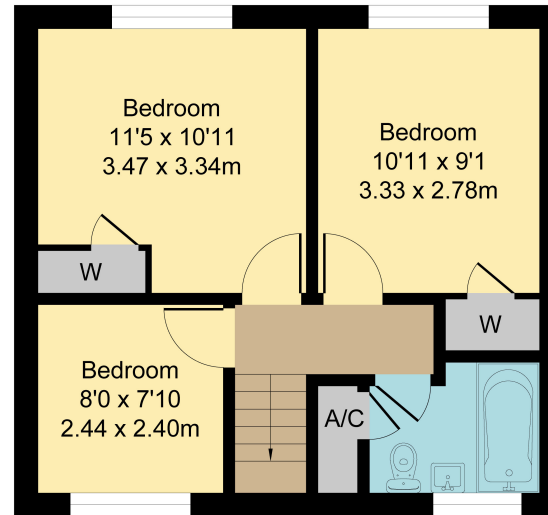
Ground Floor

Area: 35.1 m² ... 379 ft²



First Floor

Area: 37.2 m² ... 401 ft²



Total Area: 72.3 m² ... 780 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
(55-68)	D		
(39-54)	E		
(21-38)	F		55
(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

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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