



178, Lincoln Crescent

Biggleswade,
Bedfordshire, SG18 8HR
Freehold £235,000

country
properties

Offered for sale with NO CHAIN and in need of some updating and re-decoration throughout, this two bedroom cluster home is situated in a popular location of similar styled properties within walking distance of Biggleswade's main line train station and town centre with amenities to include coffee shops, restaurants, supermarkets, doctors' surgeries and public houses on your doorstep. This property would make an exceptional purchase for the first time buyer looking to put their own stamp on a property or the investor looking for their next project to turn around and re-sell or rent out. The property has accommodation affording entrance porch, living room, kitchen, two bedrooms, bathroom and externally benefits from two allocated parking spaces and an open front garden.

- CHAIN FREE
- Cluster home
- Two bedrooms
- Kitchen/breakfast area
- Lounge with bay window
- Front garden
- Allocated parking
- Council Tax band B / EPC rating D

Accommodation

Entrance Porch

Light, glazed door to:-

Lounge

11' 7" x 8' 7" into bay (3.53m x 2.62m) narrowing to 12' 7" x 8' 8" (3.84m x 2.64m)

Bay window to the side aspect, radiator, gas convector heater, door to:-

Kitchen

10' 3" x 6' 5" (3.12m x 1.96m) narrowing to 11' 7" x 4' 5" (3.53m x 1.35m)

Range of wall mounted and base level units with roll top work surface over and inset 1 1/2 bowl sink with drainer, plumbing for a washing machine, space for a cooker, space for fridge/freezer, breakfast bar, airing cupboard housing hot water tank and boiler, under stairs storage cupboard, window to the side aspect.

First Floor

Landing

Doors to:-



Bedroom One

11' 7" x 8' 4" (3.53m x 2.54m)

Window to the side aspect,
radiator, bank of fitted
wardrobes.

Bedroom Two

11' 7" x 6' 6" (3.53m x 1.98m)

Bow window to the side aspect,
radiator, bank of fitted
wardrobes, loft hatch.

Bathroom

Window to the side aspect,
wash hand basin with pedestal
and tiled splash back, WC,
panelled bath with electric
shower over, radiator.

External

Front

Open front garden mainly laid
to lawn with pathway to
external storage cupboard and
front door. Two allocated
parking spaces.

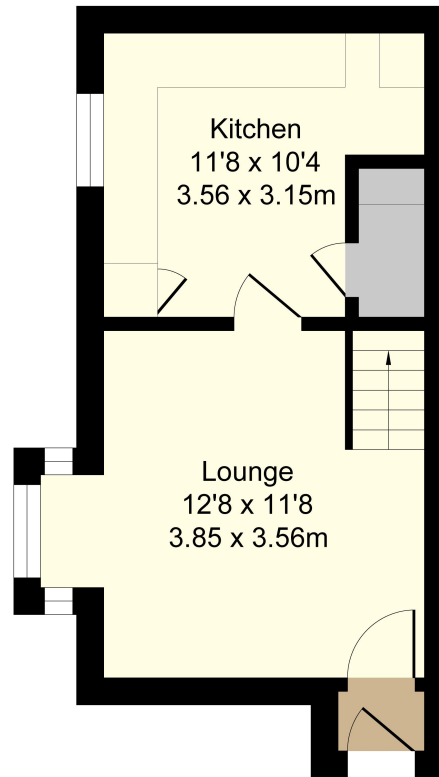




178 Lincoln Crescent

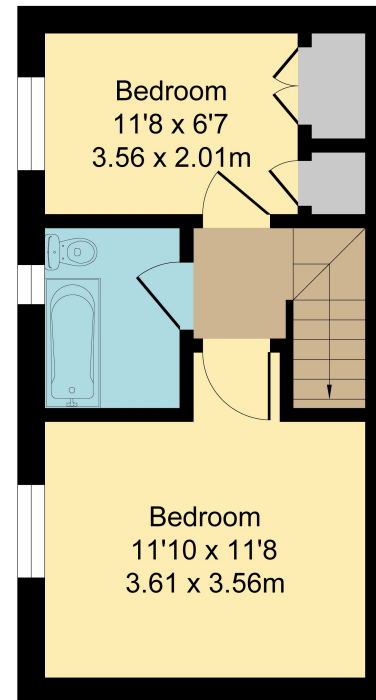
Ground Floor

Area: 27.3 m² ... 294 ft²



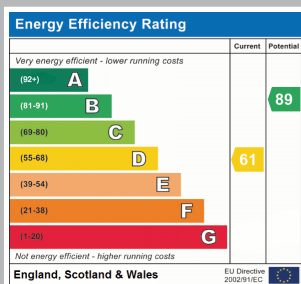
First Floor

Area: 25.4 m² ... 274 ft²



Total Area: 52.7 m² ... 567 ft²

All Measurements are approximate and for display purposes only



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

country
properties