



Biggleswade, Bedfordshire. SG18 0ET





3 Bedroom Semi-Detached House £300,000 Freehold

A deceptively spacious three bedroom semi detached home with three double bedrooms, 19ft lounge/diner, South/East facing rear garden and off road parking!

- Three double bedrooms
- 19ft lounge/diner
- Garage conversion potential STPP
- Ground floor WC
- Single garage
- Driveway for two cars
- South/east facing garden
- Walking distance to town and station
- Local amenities nearby
- Awaiting EPC. Council tax band C



Ground Floor

Entrance Hall:

Entry via front door. Doors to WC and living room.

WC:

Low level WC and wash hand basin. Radiator. Tiled splashback.

Obscured double glazed window.

Living/Dining Area:

Abt. 19' 10" x 13' 5" max (6.05m x 4.09m) A spacious 19ft dual aspect room with dining area to rear. Door through to kitchen. Carpet flooring. Stairs rising to first floor.

Kitchen:

Abt. 11' 1" x 9' 11" (3.38m x 3.02m) A range of matching wall and base units. Space for freestanding fridge/freezer, electric cooker and washing machine. Stainless steel sink and drainer. Wall mounted combination boiler. Two-seater breakfast bar. Double glazed window to rear aspect. Partially glazed door to side passage and garden.

First Floor

Bedroom One:

Abt. 10' 10" x 10' 10" (3.30m x 3.30m) Double bedroom with window to front aspect. Built in storage cupboard. Carpet flooring. Radiator.

Bedroom Two:

Abt. 11' 6" x 8' 4" (3.51m x 2.54m) Double room with window to front aspect. Carpet flooring. Radiator

Bedroom Three:

Abt. 10' 3" x 8' 8" max (3.12m x 2.64m) Double room or large single/office. Double glazed window to rear aspect. Built in storage cupboard. Carpet flooring. Radiator.

Bathroom:

Three-piece suite comprising of a low-level WC, wash hand basin and panelled bath with electric shower. Tiled splashback areas. Tiled flooring. Obscured window to rear aspect.

Outside

Gardens and Parking:

To the rear is a sunny, south/east facing, private paved rear garden. The front can be accessed via a side passage and gate. The block paved driveway can comfortably fit two cars or three small vehicles.

About the Area:

Biggleswade offers a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is only 0.5 Miles away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors surgeries are 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, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

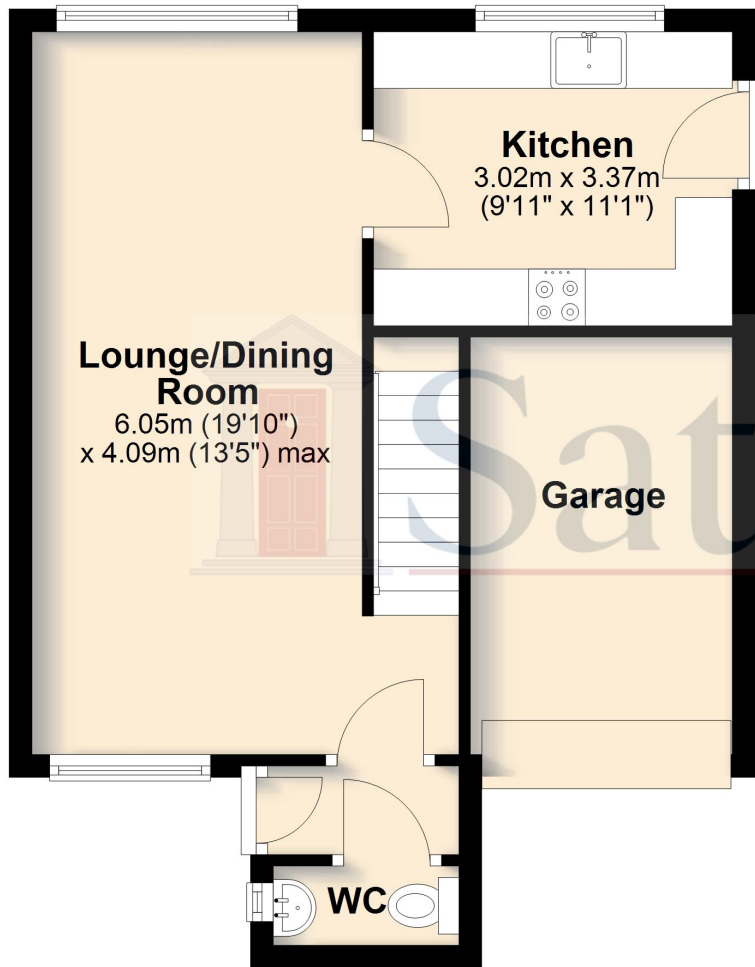
Draft particulars yet to be approved by the vendor and may be subject to change.



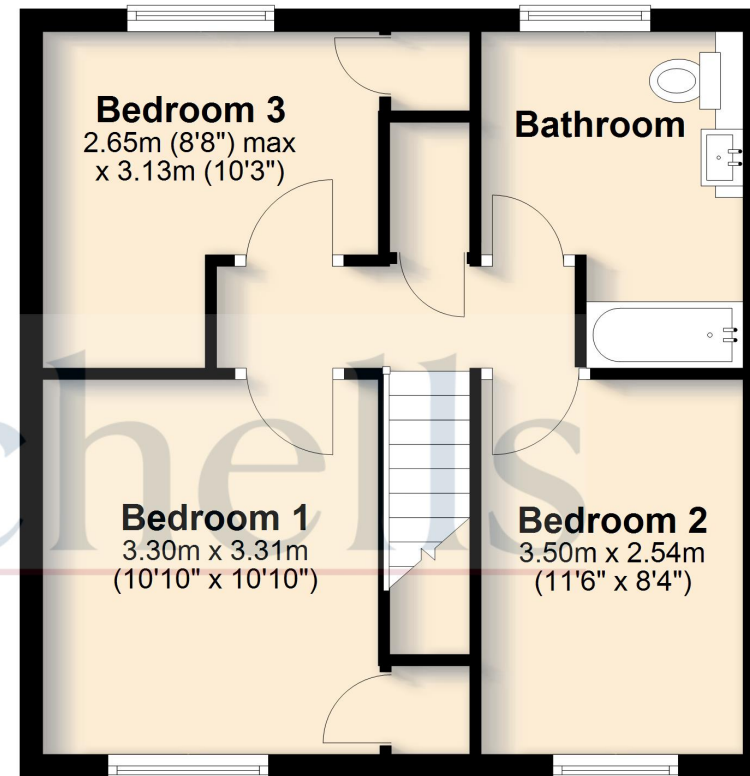


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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