



Biggleswade Road, Upper Caldecote, Biggleswade, Bedfordshire. SG18 9BL







## 2 Bedroom Terraced House

£250,000 Freehold

Looking for character? Offered CHAIN FREE this cosy TWO bedroom cottage comes with a SOUTH FACING garden and a 19ft Kitchen/dining space!

- Chain free
- South facing rear garden
- Character cottage
- Potential to extend (STPP)
- 19ft Kitchen/dining space
- Built in storage
- Log burner
- Village location
- Council tax band C
- EPC rating D

## **Introduction**

### **Ground Floor**

#### **Entrance Porch:**

Front door and inner door leading to living room.

#### **Living Room:**

Abt. 12' 10" x 10' 10" (3.91m x 3.30m) Double glazed window to front aspect. Brick chimney breast with log burner. Carpet Flooring. Door leading to kitchen.

#### **Kitchen/Diner:**

Abt. 19' 01" x 7' 0" (5.82m x 2.13m) Matching wall and base units with complimentary work surfaces and tiled splash back areas. White ceramic sink with drainer, electric hob, oven and extractor fan. Washing machine. Single door to rear garden. Door to bathroom.

#### **Bathroom:**

Corner jacuzzi bath with handheld shower, low level WC and wash hand basin. Heated chrome towel. Wall hung mirrored cabinet. Tiled flooring. Obscured window to rear aspect.

### **First Floor**

#### **Bedroom One:**

Abt. 11' 8" x 10' 10" (3.56m x 3.30m) Carpet flooring, window to front aspect. Built in storage.

#### **Bedroom Two:**

Abt. 9' 9" x 8' 11 (2.97m x 2.74m) Carpet flooring, window to rear aspect. Wall mounted combi boiler.

#### **External:**

South facing rear garden with small patio area and large storage shed. Side gate to shared access walkway.

Small front garden used for bin storage. Parking is on street.

#### **About the Area:**

This lovely home is conveniently located within the popular village of Upper Caldecote. Situated within a 10-minute walk is the village convenience store, popular farm shop and sports clubs. There is also the Village Hall and the Methodist Church, where there is youth club on a Friday and a very active Brownie, Cub Pack and Scout Troop. The Junior Village School is also a short walk or lovely cycle ride away.

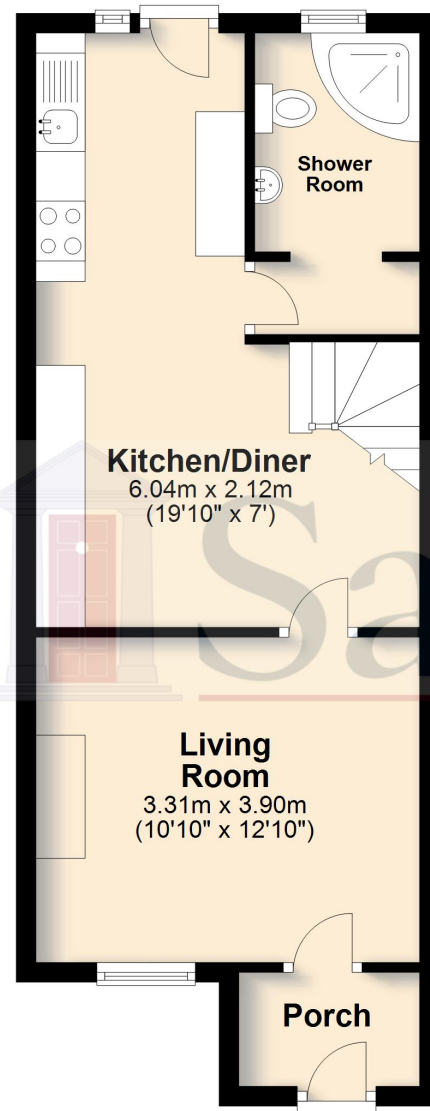
Biggleswade is only a short drive away which offers High Street shops, pubs, restaurants, senior schools and a mainline train station into London Kings Cross St Pancras, with a journey time of approximately 31 minutes. The Shuttleworth collection is also close by, providing fantastic air shows which can be seen across the village.



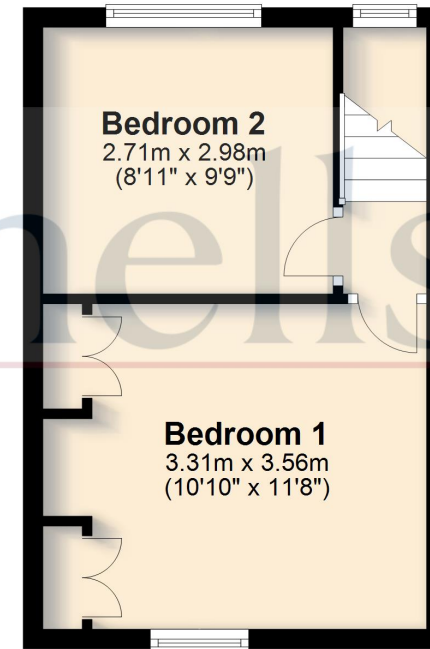
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## Ground Floor



## 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.