



Northfields

Biggleswade,
Bedfordshire, SG18 0HD
Freehold £310,000

country
properties

Situated in a terrace of similar styled properties this well presented three bedroom property is in a cul-de-sac in Northfields, Biggleswade within walking distance of the town centre and main line train station and commutable to London and Cambridge within 45 minutes. Benefits include, separate lounge, 17ft modern kitchen/diner, three bedrooms, re-fitted modern shower room and downstairs cloakroom, also front and rear gardens. Viewing is highly recommended.

- Cul-de-sac location
- Three Bedrooms
- 17ft Kitchen/Diner
- Walk in pantry
- Modern shower room & downstairs cloakroom
- Front and rear gardens
- Ideal first time buy!
- Council Tax band B / EPC rating D

Accommodation

Entrance Hallway

Double glazed frosted door, tiled flooring, stairs rising to first floor accommodation, air blow heating vent and boiler.

Cloakroom

WC, wash hand basin with vanity unit below, fully ceramic tiled from floor to ceiling, double glazed frosted window to front aspect.

Lounge

13' 0" x 11' 6" (3.96m x 3.51m)
Double glazed window to front aspect, ceramic tiled flooring, air blow heating vent, freestanding electric fireplace with feature brick surround.

Kitchen/Diner

17' 4" x 11' 5" (5.28m x 3.48m) narrowing to 9' 5" x 7' 5" (2.87m x 2.26m)
Range of wall mounted and base level units with roll top work surface over with inset sink and drainer, plumbing for washing machine, gas hob and gas oven with separate grill and extractor over, large storage area with fuse box and space for chest freezer, ceramic tiled flooring and walls, double glazed French doors to rear aspect, door to:-

Pantry

8' 5" x 3' 2" (2.57m x 0.97m)
Space for fridge/freezer, power and light, built in shelving.



First Floor

Landing

Loft hatch, airing cupboard housing hot water tank and shelving, doors to:-

Bedroom One

13' 3" x 10' 6" narrowing to 8' 4" (4.04m x 3.20m)

Double glazed window to rear aspect, air blow heating vent and laminate flooring.

Bedroom Two

12' 8" x 8' 8" (3.86m x 2.64m)

Double glazed window to front aspect, laminate flooring, air blow heating vent.

Bedroom Three

8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to front aspect, laminate flooring, air blow heating vent.

Shower Room

Walk in double shower with Triton electric shower over and roman glass splash back screen, low level WC and wash hand basin with vanity unit below, fully ceramic tiled from floor to ceiling, double glazed frosted window to rear aspect.

External

Rear

Hard standing enclosed rear garden with patio areas, fully stocked shrubs surround, gated access to rear, wooden fence surround and large storage shed.

Front

Open timber bark area with plant and shrubs, paved pathway to front door.

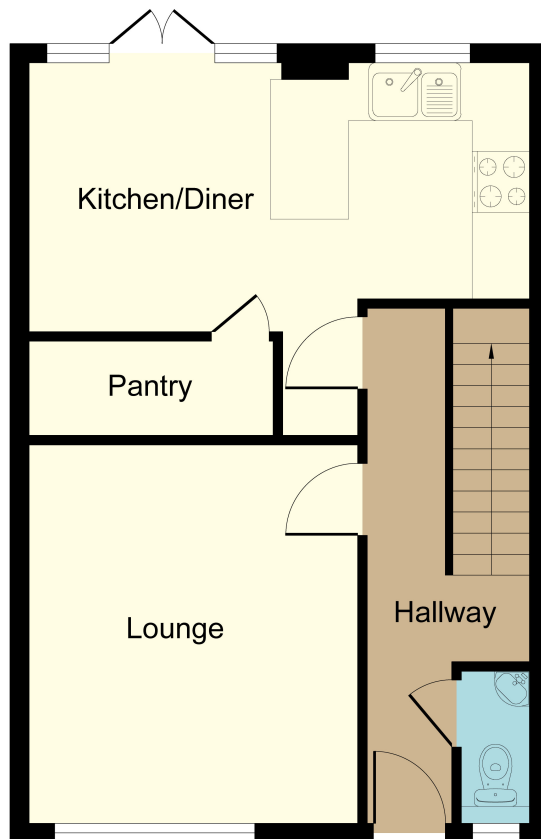




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Ground Floor

Area: 42.1 m² ... 453 ft²



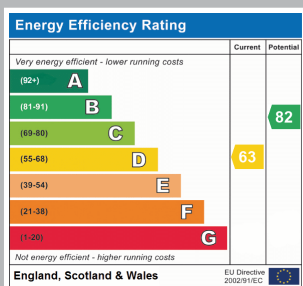
First Floor

Area: 42.2 m² ... 454 ft²



Total Area: 84.2 m² ... 907 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

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