



13, Lawrence Road

Biggleswade,
Bedfordshire, SG18 0LS
£280,000

COUNTRY PROPERTIES
PAUL & HENRIETTA

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properties

Country Properties are delighted to offer to the market a fully refurbished two bedroom cottage located in central Biggleswade, within walking distance to all town centre amenities and transport links. Having been recently updated to a very high standard throughout, this wonderful property would make an ideal first time or investment buy!

- Chain Free
- Fully Refurbished Throughout
- Fitted Kitchen with integral appliances
- Two Bedrooms
- Attractive Rear Garden
- Central Location

Front door to:

Lounge/Diner

20' 3" x 10' 2" (6.17m x 3.10m)

Windows to front and rear aspect. Two radiators. Under stairs storage cupboard. Stairs to first floor. Door to:-

Kitchen/Breakfast Room

23' 0" x 6' 0" (7.01m x 1.83m)

Windows to side and rear aspect. Radiator. Large wall mounted and base level units with work surface over with inset sink and drainer. Integral dishwasher, washing machine, oven and grill, microwave and fridge/freezer. Wall mounted Combi Boiler. External door to rear garden.

First Floor Landing

Loft hatch. Doors to:-

Bedroom One

10' 2" x 11' 0" (3.10m x 3.35m) Window to front aspect. Radiator.

Bedroom Two

12' 0" x 6' 0" (3.66m x 1.83m) Window to rear aspect. Radiator.



Shower Room

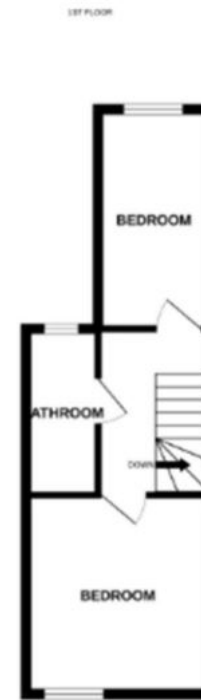
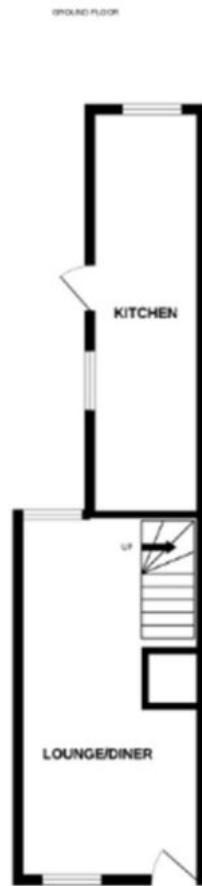
Window to rear aspect. WC. Wash hand basin. Shower cubicle. Heated towel radiator.

External

Rear Garden:- Laid to lawn with raised beds. Patio seating area at head. Gated access to rear. Pebbled section of which a car can be reversed onto for parking.

Rear of Property:- Pebble stoned motorcycle parking area with gated access to rear communal parking area on common land.





Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements, dimensions, volumes and any other data are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used for any proprietary purposes. The contents, accuracy and completeness of this plan and any other information are not guaranteed. Please visit www.country-properties.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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