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For Sale

# Jubilee Gardens

Biggleswade,  
Bedfordshire, SG18 0JW  
Freehold £375,000

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Offered for sale is this chain-free link detached home which presents an excellent opportunity for first-time buyers or families looking to put their own stamp on a home. While it requires some light modernising, this property certainly boasts the potential to become a perfect family home and is located in a family-friendly area with nearby schools, parks, and walking routes. The property also benefits from excellent family accommodation size, making it a perfect choice for families.

The property consists of three bedrooms, offering ample living space for a family. The master bedroom provides fitted furniture and is an ideal space to retreat after a busy day. The additional bedrooms offer generous space, providing the perfect environment for rest and relaxation.

The kitchen is fully integrated and features a breakfast bar, perfect for casual dining and socialising. The kitchen area also allows for plenty of storage and workspace, making it an ideal place to prepare family meals. The property benefits from two reception rooms: a lounge and a separate dining room. The lounge is a comfortable and cosy space, perfect for family gatherings or a quiet evening in. The separate dining room provides an excellent setting for family meals and dinner parties.

Adding to downstairs accommodation of this house is a lovely addition of a conservatory which allows in plenty of natural light, creating a bright and airy space. This room could serve as a sunroom, playroom, or even an office, depending on your needs. The property also features a downstairs cloakroom, adding convenience and enhancing the functionality of the property.

Externally, the house comes with the added benefit of a driveway that can accommodate two cars and a single garage, providing additional storage or parking. The rear garden is laid to block paved patio with a variety of mature plant and shrub beds. This space is ideal for entertaining and enjoying the morning sun.

In conclusion, this three-bedroom link detached house, while in need of slight modernisation, is filled with potential. Its location, layout, and spacious accommodation make it an ideal choice for first-time buyers or families.

- Chain free!
- Link detached family home
- Two reception rooms
- Conservatory with natural light
- Three bedrooms
- Driveway for two cars
- Single garage
- Council Tax band D & EPC rating D





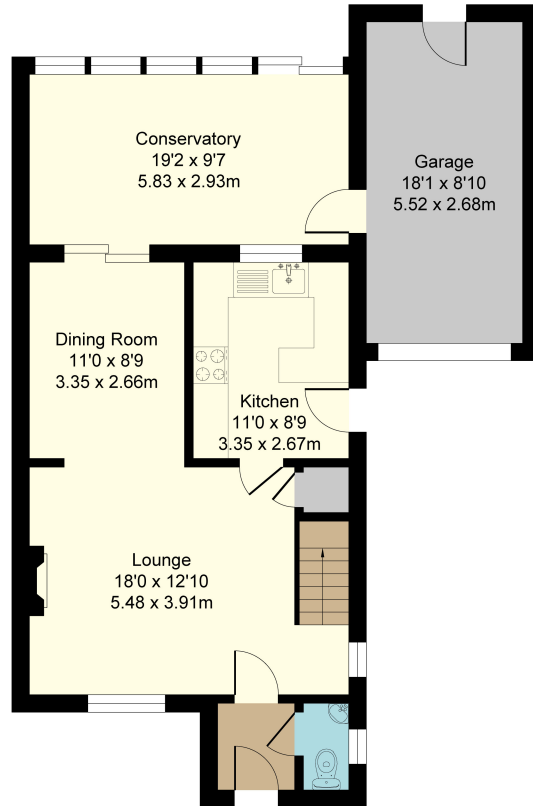




## 2 Jubilee Gardens, Biggleswade

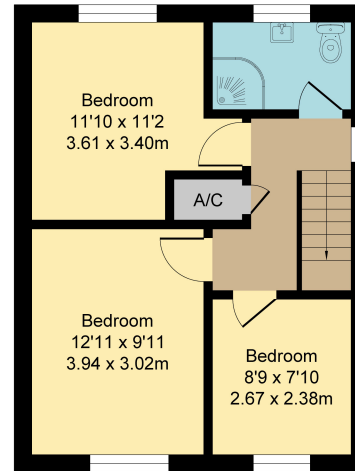
### Ground Floor

Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>



### First Floor

Area: 40.2 m<sup>2</sup> ... 433 ft<sup>2</sup>



Total Area: 101.3 m<sup>2</sup> ... 1091 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>85</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>66</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
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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