



Boddington Gardens

Biggleswade,
Bedfordshire, SG18 0PJ
Freehold £335,000

country
properties

A chain free, light and spacious semi-detached home situated in a sought-after location and in need of some modernisation throughout presenting a unique opportunity for investors or families looking to create their dream home. The property is generously proportioned, featuring three bedrooms and offers ample living space to include approx 24 ft. lounge/diner, additional lean to, white fitted kitchen and a family bathroom.

One of the unique features of this home is the external space to the front, side and rear offering the potential to increase the living space within this property's boundaries subject to planning permission. The large private garden provides a wonderful space for children to play or for adults to relax and enjoy the outdoors. In addition is a detached single garage.

Location is undoubtedly one of the key attractions of this property, situated in a sought-after area close to public transport links, local amenities, schools, and green spaces, including nearby parks. This makes it an ideal setting for families and offers the convenience of having everything you need right on your doorstep.

- Chain free!
- 3 Good size bedrooms
- 24ft lounge/diner
- Detached garage
- Spacious semi detached family home
- In need of a cosmetic modernisation throughout
- 60ft approx rear garden with potential to extend STPP
- Council Tax band D / EPC rating D



Accommodation

Entrance Hallway

Stairs rising to the first floor, radiator, laminate flooring, under stairs storage cupboard, doors to:-

Lounge/Diner

24' 2" x 11' 7" max (7.37m x 3.53m)

Window to the front aspect, two radiators, French doors onto rear garden, door to:-

Kitchen

7' 8" max x 9' 7" (2.34m x 2.92m)

Range of matching wall mounted and base level units with roll top work surface over and inset stainless steel sink with mixer tap over, inset oven, integral washing machine, space for gas hob, window to the side aspect, radiator, walk in cupboard with window to the side aspect.

Lean To

9' 6" x 8' 0" (2.90m x 2.44m)

Brick construction with timber and glass roof, door to rear garden.

First Floor

Landing

Window to the side aspect, loft hatch, doors to:-



Bedroom One

13' 2" x 10' 0" max (4.01m x 3.05m)

Window to the front aspect,
radiator, fitted wardrobes, airing
cupboard housing hot water
tank.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Window to the rear aspect,
radiator.

Bedroom Three

7' 8" x 4' 3" (2.34m x 1.30m)

narrowing to 9' 8" x 7' 1" (2.95m x
2.16m)

Window to the front aspect,
radiator, built in baulk head
cupboard.



Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Window to the rear and side aspect, WC, wash hand basin with pedestal, panelled bath with shower attachment over, tiled splash back, radiator.

External

Rear

Rear garden mainly laid to lawn measuring approx in excess of 60ft enclosed by fence with patio area to the middle and a selection of timber storage sheds.

Front

Laid to shingle with mature shrubs and dwarf brick boundaries, pathway to storm porch and front door, driveway to the side providing off road parking for 3 - 4 cars leading to detached garage and brick built storage shed housing gas boiler. Outside tap and gated access to rear garden.

Garage

Concrete slab built with metal up and over door.

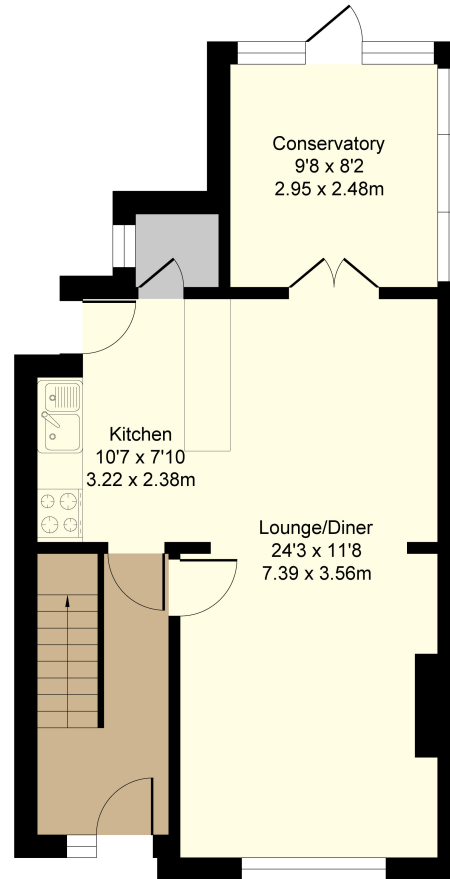




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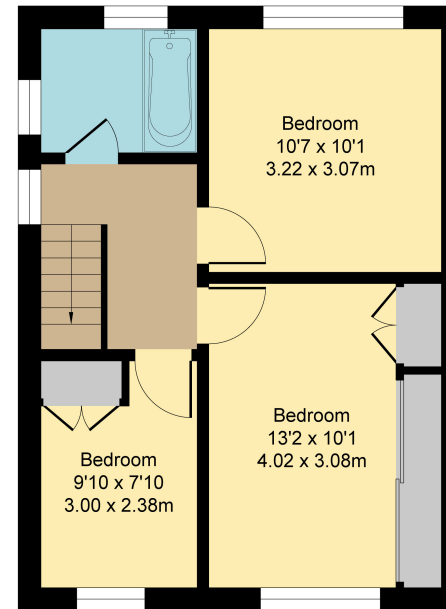
Ground Floor

Area: 47.1 m² ... 507 ft²



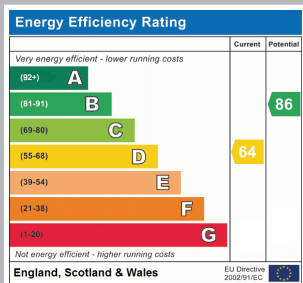
First Floor

Area: 39.8 m² ... 428 ft²



Total Area: 86.9 m² ... 935 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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