



9, St Johns Street

Biggleswade,
Bedfordshire, SG18 0BT
Freehold, OIEO £250,000

country
properties

A very well presented and centrally located 2 double bedroom terraced home. Located on St Johns Street in central Biggleswade, this home offers a large upstairs bathroom, two double bedrooms, a good sized kitchen/diner and attractive rear garden. A fantastic first time or investment purchase.

- 2 True double bedrooms
- Rear garden
- Large brick built storage shed
- Large upstairs bathroom
- Walking distance to all local amenities
- Perfect first time/investment purchase
- Off road parking
- Potential rental income circa £1100 PCM
- Council Tax Band B
- EPC Rating D

Ground Floor

Lounge

10' 4" x 12' 7" (3.15m x 3.84m)
Window to the front aspect,
radiator, electric fire in open
fireplace, door to:

Kitchen/Diner

10' 0" x 9' 5" (3.05m x 2.87m)
Window to the rear aspect,
radiator, stairs to the first floor,
under stairs storage cupboard,
range of wall mounted and base
level units with work surface over
and inset sink with drainer, integral
oven/grill with induction hob and
extractor fan over, space for a
fridge/freezer and washing
machine, door to rear lobby/porch.

Rear Lobby

Shelving, door to rear garden

first floor

Landing

Loft hatch, doors to:



Bedroom One

10' 5" x 8' 3" (3.17m x 2.51m)

Window to the front aspect,
radiator, built in wardrobes.

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

Window to the front of the property,
radiator.

Bathroom

8' 4" x 9' 4" (2.54m x 2.84m)

Window to the front aspect, heated
towel rail, bath with shower over
and screen, WC, wash hand basin,
boiler, storage cupboard.

outside

Front Garden

Off road parking for 1 car.

Rear Garden

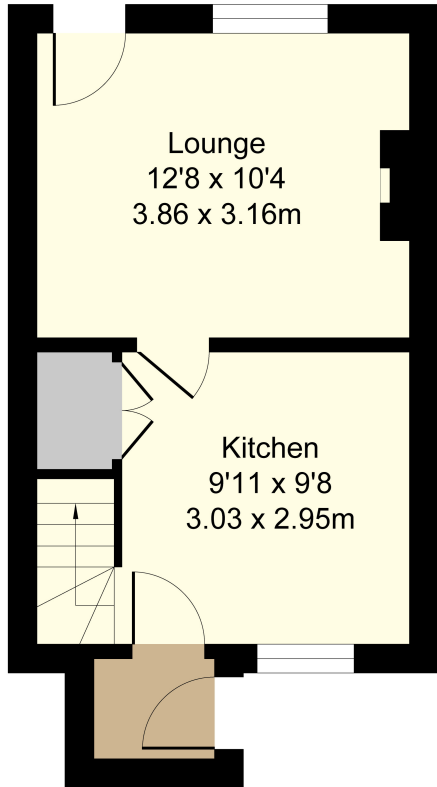
Laid to lawn approx. 40ft x 15ft
leading to a brick outbuilding at
the rear, gated access to the front
with right of way for the
neighbouring properties.



9 St John's St, Biggleswade

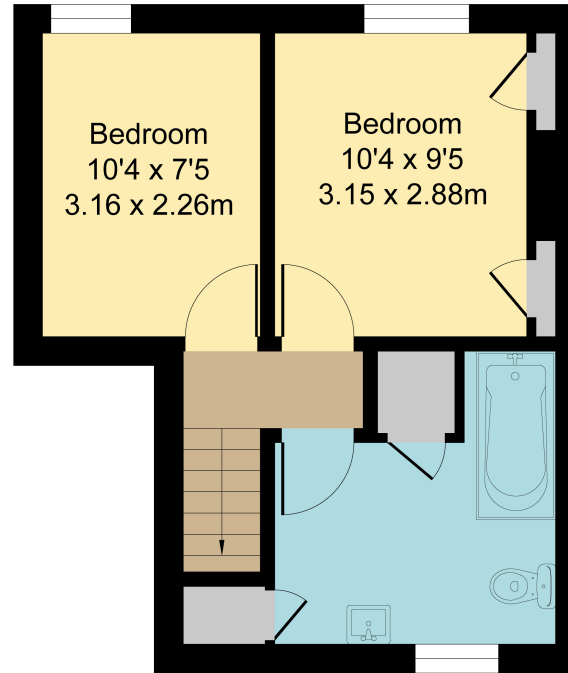
Ground Floor

Area: 25.8 m² ... 279 ft²



First Floor

Area: 27.9 m² ... 301 ft²



Total Area: 53.7 m² ... 580 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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