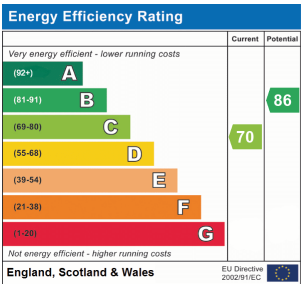
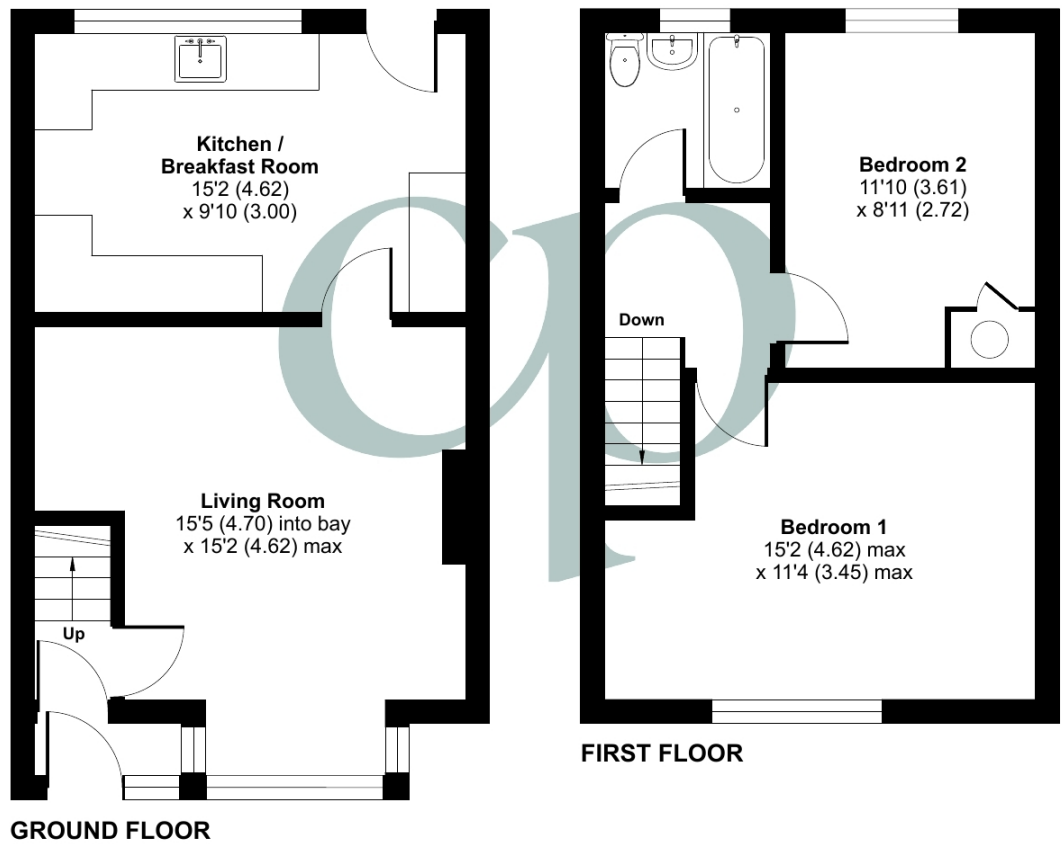




Approximate Area = 745 sq ft / 69.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Country Properties. REF: 1165668

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 | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This recently redecorated two bedroom home with driveway parking is located in a popular cul-de-sac location with only a short commute to Biggleswade with a variety of shops and amenities, and mainline station providing direct links in London.

GROUND FLOOR

Entrance Porch

Door into:

Entrance Hall

Stairs rising to first floor accommodation. Door into:

Living Room

15' 5" (into bay) x 15' 2" (4.70m x 4.62m) Stairs rising to first floor accommodation. Double glazed walk in bay window to front. Radiator. Wood effect flooring. Door into:

Kitchen/Breakfast Room

15' 2" x 9' 10" (4.62m x 3.00m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for cooker. Wall mounted gas boiler. Double glazed window and door to rear garden.

FIRST FLOOR

Landing

Doors to both bedrooms and bathroom.



Bedroom 1

15' 2" (max) x 11' 4" (max) (4.62m x 3.45m) Double glazed window to front. Radiator.

Bedroom 2

11' 10" x 8' 11" (3.61m x 2.72m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, low level wc and pedestal wash hand basin. Extractor fan. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Enclosed with picket fencing with footpath to front door. Pathway with gated access to rear garden.

Rear Garden

Low maintenance rear garden with gated access to front.

Parking

Driveway to side providing off road parking.

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

