



8, Station Road

Biggleswade,
Bedfordshire, SG18 8AL
Freehold £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Coming to the market with NO UPWARD CHAIN!!! This beautiful and characterful 1870's 3 bedroom Semi-Detached home is situated along Station Road in Biggleswade, within walking distance to the train station and town centre. The property benefits from 3 good sized bedrooms, 2 reception rooms with open fireplaces, kitchen and utility room, downstairs cloakroom, cellar, mature rear garden and off road parking for 1 car.

- NO CHAIN
- 1870'S 3 BEDROOM SEMI-DETACHED
- 2 RECEPTION ROOMS WITH OPEN FIREPLACES
- KITCHEN
- UTILITY ROOM
- CELLAR
- MATURE REAR GARDEN
- OFF ROAD PARKING FOR 1 CAR
- CLOSE TO THE TRAIN STATION & TOWN CENTRE

Ground Floor

Reception Hall

5' 5" x 3' 2" (1.65m x 0.97m)

Original timber door to front aspect. Stained feature glass to front aspect.

Entrance Hall

17' 11" narrowing to 12' 4" x 5' 6" narrowing to 3' (5.46m x 1.68m)

Stairs rising to first floor accommodation. Radiator. Door to cellar.

Lounge

12' 8" into bay x 12' 4" (3.86m x 3.76m)

Single glazed sash bay window to front aspect with secondary glazing. Radiator. Picture rails. Coving to ceiling. Open fireplace with cast iron hearth, stone base and timber surround.

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

Single glazed original patio doors to garden with secondary glazing. Open fireplace with cast iron hearth, stone base and timber surround. Picture rails. Ceiling rose and coving to ceiling.

Kitchen

10' 11" narrowing to 9' 7" x 7' 11" (3.33m x 2.41m)

Fitted with eye and base level units with roll top work surfaces over. Sink and drainer unit. Leisure Rangemaster cooker with gas hob, grill and separate oven. Space for dishwasher and fridge/freezer. Laminate flooring. Double glazed window to side aspect. Door to:-

Utility Room

8' 0" x 5' 11" (2.44m x 1.80m)

Fitted with base level units with roll top work surfaces over. Space and plumbing for washing machine. Ceramic tiled flooring. Wall mounted gas fired combi boiler. Double glazed window to side aspect. Stable door to side aspect. Loft hatch.



WC

4' 11" x 3' 9" (1.50m x 1.14m)

Low level WC. Wash hand basin with ceramic tiled splash back. Radiator. Ceramic tiled floor. Single glazed window to side aspect. Loft hatch.

Cellar

11' 8" x 9' 9" (3.56m x 2.97m)

Power and light. Radiator.

First Floor

Landing

14' 3" x 5' 5" (4.34m x 1.65m)

Split level landing. Loft hatch.

Bedroom One

12' 4" x 11' 3" (3.76m x 3.43m)

Single glazed sash window to front aspect with secondary glazing. Radiator. Cast iron fireplace with tiled base and stone surround. Picture rails. Ceiling rose and coving to ceiling.

Bedroom Two

12' 0" x 10' 0" (3.66m x 3.05m)

uPVC double glazed sash style window to rear aspect. Radiator. Cast iron fireplace with tiled base and stone surround. Picture rails. Ceiling rose and coving to ceiling.

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m)

Single glazed sash window to front aspect with secondary glazing. Radiator. Picture rails. Coving to ceiling.

Family Bathroom

10' 10" x 8' 2" (3.30m x 2.49m)

Modern white 4 piece suite comprising; corner bath, shower cubicle with electric shower over, low level WC and wash hand basin. Ceramic tiled splash back areas. Airing cupboard housing hot water tank and shelving. Radiator. Vinyl flooring. uPVC double glazed frosted window to rear aspect.

Outside

Front

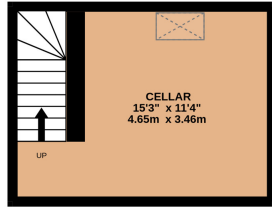
Concrete step.

Rear Garden

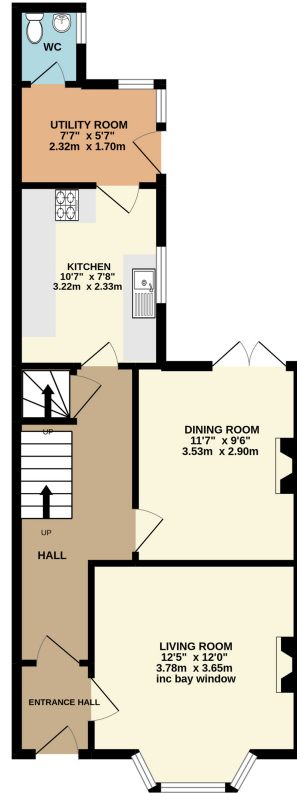
Mature hardstanding rear garden. Block paved patio areas with raised flower beds and shrubs surrounding. Large timber shed. Block paved area providing off road parking for 1 car. Timber fence surrounding. Timber gate to rear for vehicular and pedestrian access.



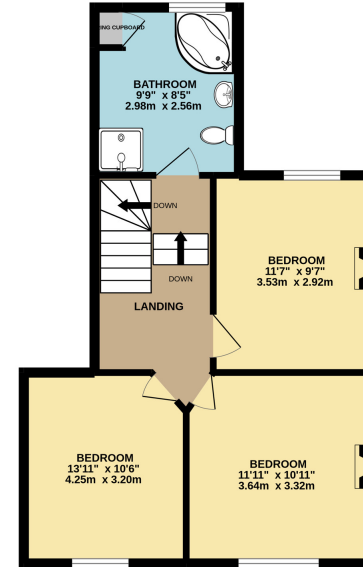
BASEMENT
173 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
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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