



# St Johns Street

Biggleswade,

Bedfordshire, SG18 0BT

Freehold - OIRO **£410,000**

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properties



This detached CHAIN FREE three-bedroom property offers a fantastic opportunity for buyers seeking a well-laid-out home with scope to add value. Situated close to local amenities, the property benefits from ample parking, and an outbuilding.

Inside, the property provides a practical layout with three bedrooms and a large family bathroom. The ground floor features separate lounge, dining room and kitchen. The kitchen and dining room are situated next to each other – perfect for buyers looking to create an open-plan living space.

Outside, the brick-built outbuilding is being used as a washroom with a separate WC. The driveway accommodates up to two/three cars and leads to a detached garage.

Located within easy reach of shops, schools, and transport links, this property is ideal for families or buyers looking for a home they can make their own.

Viewing highly recommended to appreciate the potential this home has to offer.

- Chain free
- Detached 3 Bedroom Property
- 2 Reception Rooms
- 4 piece Bathroom Suite
- Brick outbuilding with washroom and separate outside WC
- Garage & Driveway for 2/3 cars
- Private rear garden
- Excellent potential to modernise and personalise
- Council Tax Band D / EPC rating E

## Ground Floor

### Entrance Hall

Stairs to first floor, radiator, window to front aspect.

### Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)

Dual aspect with window to side and new uPVC door to rear, wall mounted gas boiler, pantry, radiator.

### Lounge

10' 7" (plus bay window) x 12' 3" (3.23m x 3.73m)

Dual aspect with bay window to front and window to side, radiator, sliding doors to:

### Dining Room

11' 9" x 10' 1" (3.58m x 3.07m)

Dual aspect with window to rear and to side, radiator.





## First Floor

### Landing

Window to side aspect, hatch to loft vault, radiator.

### Bathroom

10' 1" x 6' 2" (3.07m x 1.88m)

Window to rear aspect, radiator, cupboard housing hot water cylinder, 4 piece suite comprising shower cubicle, panelled bath, low level W.C, wash hand basin, door with original lock and key.

### Bedroom 1

11' 9" x 10' 10" (3.58m x 3.30m)

Dual aspect with window to rear and to side, radiator, picture rail, door with original lock and key.

### Bedroom 2

8' 4" (plus cupboard depth) x 10' 9" (2.54m x 3.28m)

Dual aspect with window to front and to side, radiator, built-in cupboard, picture rail and original door.

### Bedroom 3

10' 2" x 6' 7" (3.10m x 2.01m)

Window to front aspect, radiator, picture rail, door with original lock and key.

## External

### Rear Garden

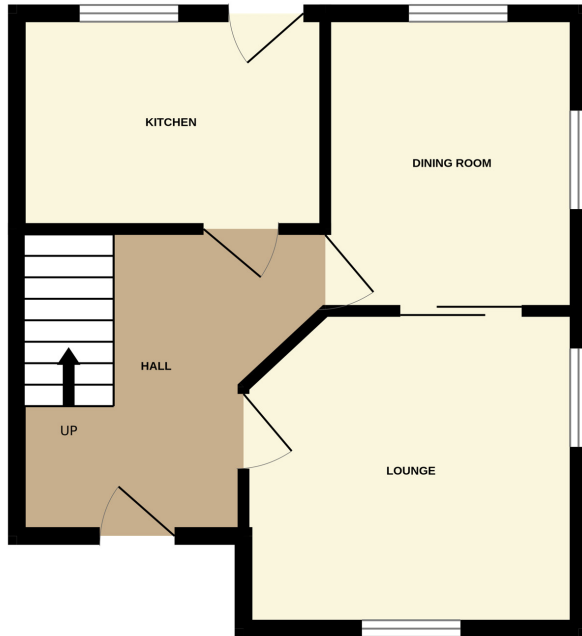
Brick barn housing wash room and separate outside W.C, timber shed, lawn and patio, single garage, off road parking for 2/3 cars.

### Agent's Notes

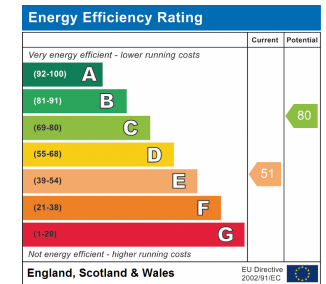
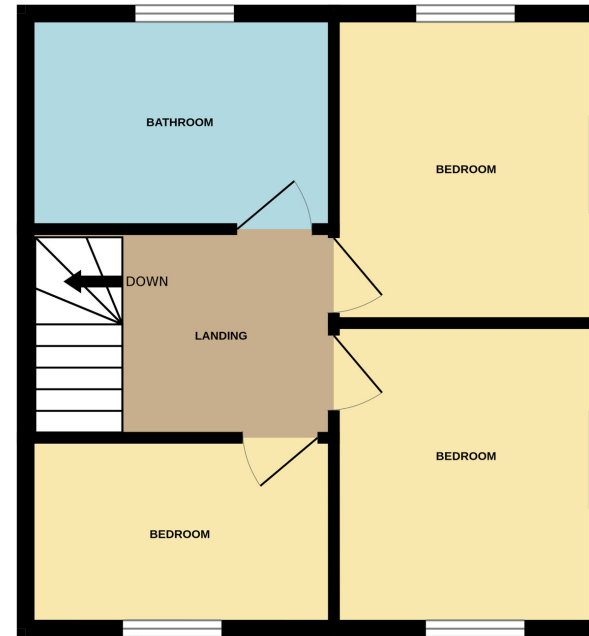
Biggleswade Town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars. Easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.



GROUND FLOOR



1ST FLOOR



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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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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