



2 bed semi-detached house to buy in SG18

Saffron Road, Biggleswade, Bedfordshire, SG18 8DJ

£220,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two parking spaces
- ✓ Four minute walk to train station
- ✓ Great first home
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

The property briefly comprises of a kitchen/dining room, living room and under stairs storage cupboard to the ground floor.

Upstairs are two double bedrooms and a three-piece bathroom. Externally, the rear parking area is shared between four houses. This property comes with two parking spaces.

Living Room:

Abt. 11' 11" x 11' 4" (3.63m x 3.45m) Located to the front of the property with two double glazed windows, laminate flooring and radiator. Furniture items can remain if preferred.

Kitchen/Dining Room:

Abt. 11' 8" x 11' 4" (3.56m x 3.45m) L-Shaped kitchen with a range of wall and base units. Laminate worksurfaces. Appliances to remain include an electric oven with gas hob, overhead extractor fan, free standing fridge/freezer, washing machine and microwave. Stainless steel sink and drainer with mixer tap. Half height wall tiles. Tiled flooring. Wall mounted combi boiler. UPVC half glazed door leading to parking area. Double glazed window. Access to under stairs storage cupboard. Radiator. Ceiling light. Stairs rising to first floor.

Bedroom One:

Abt. 11' 4" x 11' 0" (3.45m x 3.35m) Located towards the front with two double glazed windows. Carpet flooring, ceiling light and radiator. Furniture items can remain if preferred.

Bedroom Two:

Double bedroom with double glazed window to rear aspect. Storage cupboard. Carpet flooring. Ceiling light. Radiator.

Bathroom:

Three piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin. Full height wall tiling. Radiator. Double glazed window to side aspect. Vinyl flooring. Ceiling light.

Parking:

Located directly outside the property are two parking spaces. The parking area is shared between the four houses.

About the Area:

This property is located on the outskirts of the Town Centre where there is a large range of shops, pubs and restaurants offering something for everyone. Biggleswade mainline train station is only a four-minute walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Semi-detached house

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

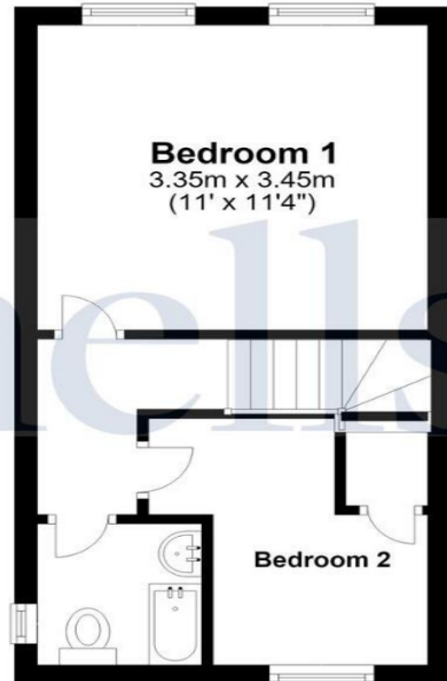
Air conditioning: No

Mobile signal coverage: Good

Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Saffron Road, Biggleswade, Bedfordshire, SG18 8DJ

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

