



York Close,  
Biggleswade, SG18 8AG

Asking Price Of  
£240,000

# Property Features

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- No Onward Chain
- Cul De Sac Location
- End-Terrace Property
- 2 Double Bedrooms
- Fully Enclosed Rear Garden
- Newly Refurbished
- Off Road Parking for 2 Cars
- 0.7 mile walk to Train Station
- Ideal for Commuters
- UPVC Double Glazing Throughout

## Full Description

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**\*\*CHAIN FREE\*\***

Lane & Browns are delighted to offer this well presented two bedroom end-terrace property, situated in a quiet cul de sac approx 0.7 miles from the town centre and train station. Offering a wide range of benefits including a south facing rear garden with patio, driveway, additional off road parking, and recently fitted new boiler, radiators, carpets and flooring throughout. An ideal purchase for commuters or first time buyers, viewing is highly recommended.

### ENTRANCE PORCH

### LOUNGE

11' 7" x 12' 3" (3.53m x 3.73m)

### KITCHEN/DINER

11' 7" x 10' 9" (3.53m x 3.28m)

### BEDROOM 1

11' 7" x 7' 4" (3.53m x 2.24m)

### BEDROOM 2

11' 8" x 7' 10" (3.56m x 2.39m)

### BATHROOM

### EXTERIOR

### REAR GARDEN

Fully enclosed by timber fencing and conifer hedge, laid mainly to lawn with patio slab, timber shed, outdoor light, outdoor tap and gated side access to the front.



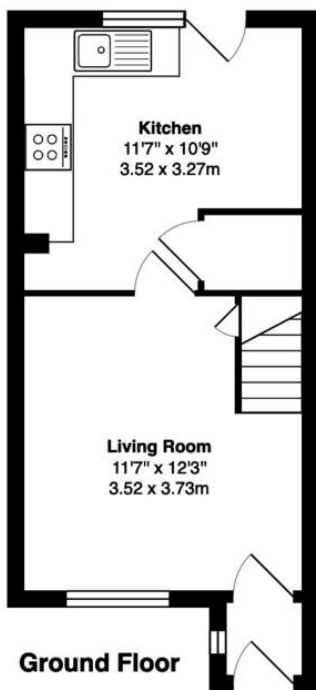
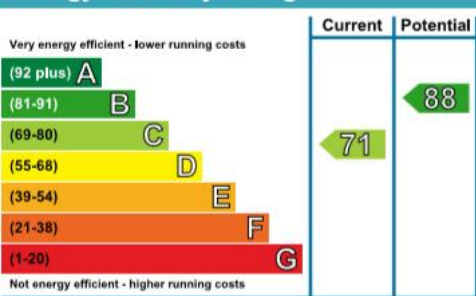
FRONT

Pathway leading to front entrance with borders laid to shingle, driveway providing off road parking with gated side access to the rear garden, outdoor light.

Allocated area for additional off road parking.



# Energy Efficiency Rating



Total Area: 552 ft<sup>2</sup> ... 51.3 m<sup>2</sup>

Floor plan produced by MK Property Photography. All floor plans are drawn using various skill and care however MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan. Floor plans are for layout purposes only and are not intended to be scale drawings. All measurements are approximate and should not be relied upon for valuation purposes. Copyright MK Property Photography.

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