

laburnham Road, Biggleswade

£385,000

- NO CHAIN
- Ample Parking
- Ensuite
- Well appointed
- Viewing Advised
- Popular Location
- Garage
- well-proportioned bedrooms
- Corner Plot

****NO CHAIN**** This charming and chain-free property located in Biggleswade, offers a spacious living room, an inviting kitchen area and a utility room. In addition, the ground floor also features space and plumbing for a separate wc. Upstairs, the property offers well-proportioned bedrooms with en-suite to master. Externally there is ample parking to the front via an electric gate, together with an adjoining garage with power and light. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: B



Entrance Porch

Sitting Room

14'9" x 10'7"

Dining Room

11'7" x 11'5"

Kitchen

11'5" x 9'11"

Utility Room

10'8" x 6'7"(max)

Master Bedroom

12'3" x 11'4"

En-Suite Shower Room

Bedroom 2

14'7" x 10'6"

Bedroom 3

11'1" x 8'9"

Bathroom

Outside

Garage 18'9" x 8'7"

Agent Disclaimers

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

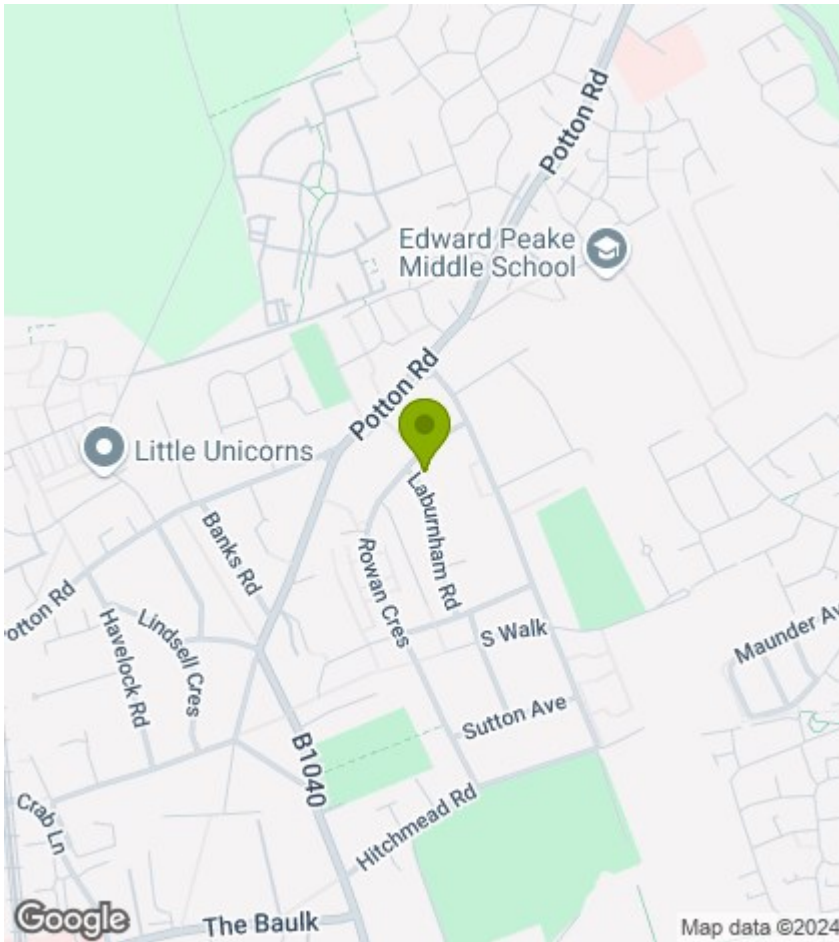
(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the

working condition of these services or kitchen appliances has not been checked by the Agents (iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





Directions

Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Total Area: 117.5 m² ... 1265 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.