



Potton Road, Biggleswade

Offers Over £300,000

- Completed onward chain
- Kitchen/Diner
- Large workshop area
- Close proximity to Town and Train Station
- Viewing Highly Advised
- Three Bedrooms
- Off-road parking for two cars
- WC
- Excellent first time buy

****COMPLETED CHAIN ABOVE**** Ideal for first time buyers, this spacious and well presented family home, in a popular location and within walking distance of Biggleswade town centre and train station. The property benefits from a driveway for two cars, great size lounge and bedrooms and enclosed rear garden with large workshop area currently used as a gym. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: C



Ground Floor

Porch/Entrance Hall

Lounge

10'11" x 17'0"

Kitchen

12'2" x 13'10"

WC

First Floor

Bedroom

14'1" x 9'0"

Bedroom

8'8" x 11'1"

Bedroom

8'0" x 7'9"

Shower Room

6'0" x 5'4"

Externally

Gym/Garden Room

15'3" x 10'9"

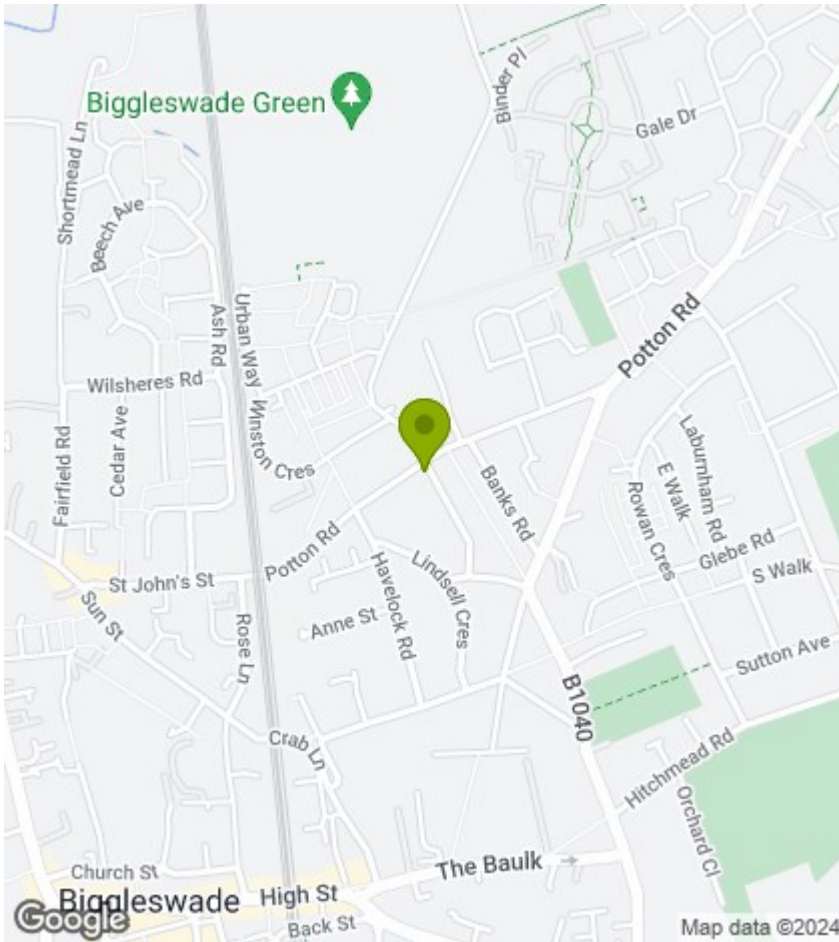
Store/Workshop

7'1" x 10'9"

Parking

Off road parking for two cars to front





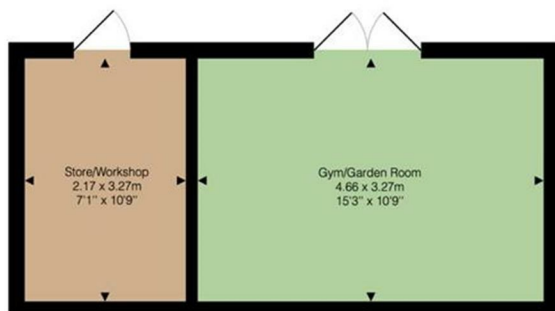
Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Potton Road, Biggleswade, SG18 0DX

Approximate Total Area: 99.2 m² ... 1067 ft²

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