



## St. Johns Street, Biggleswade

£285,000

- Charming Period Cottage
- First floor bathroom with roll top bath
- Two bedrooms
- Conveniently located
- Viewing highly advised
- Extended
- Kitchen/ Diner
- Open fireplace with multi fuel burner
- Close Proximity to Train Station & Town Centre

This charming two bedroom character cottage must be viewed to fully appreciate the features and what the property has to offer. With open fireplace with multi fuel burner, kitchen /dining room overlooking the delightful garden, exposed floorboards, two bedrooms and first floor bathroom with free standing roll top bath, outbuilding /workshop. The cottage is conveniently located and is within walking distance of the Town Centre and Train Station. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: B



## Lounge

12'8 x 10'6

## Kitchen/ diner

15'6 max x 9'10

## First Floor

## Bathroom

## Bedroom two

10'0 x 9'5

## Master bedroom

11'3 x 10'4

Fitted wardrobes

## Externally

## Rear Garden

Right of way access mainly laid to lawn mature shrubs and access to potting shed

## Potting Shed

## 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.

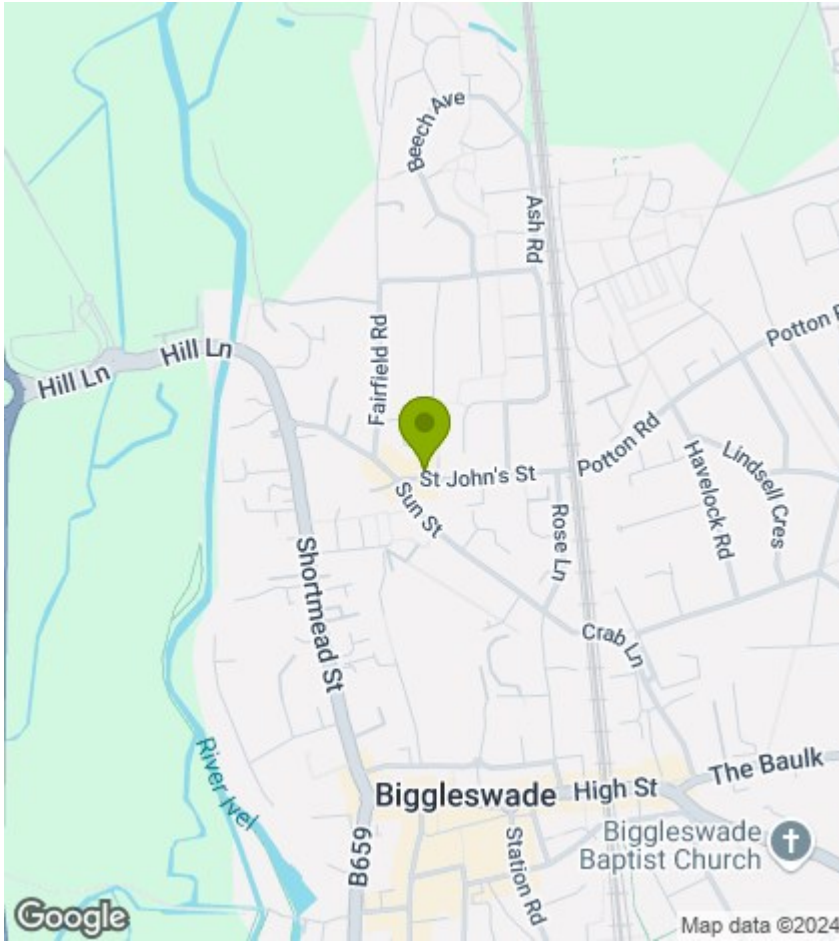
(i) Any areas, distances or measurements are for guidance only. along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense

(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

(iiii) 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.





## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



St Johns Street, Biggleswade, SG18 0BT

Approximate Total Area: 59.2 m<sup>2</sup> ... 638 ft<sup>2</sup>

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