



24 Mulberry Close, Biggleswade, SG18 0HU





Asking Price: £343,000

Freehold

Mulberry Close, Biggleswade, SG18 0HU

---

- End of Terrace Family Home
  - Three Bedrooms
  - Popular Development
  - Newly Refitted Kitchen
  - Numerous Improvements Made
  - Well Presented Throughout
  - Garage En-Bloc
  - 1 Mile Walk to Biggleswade Train Station
  - Freehold
  - Energy Rating D / 67
- 

This ideal young family home is nestled in a peaceful cul-de-sac at the sought after Fairfield development. Offering a wealth of living space, a spacious rear garden & a convenient garage, this property is perfect for those looking to settle down.

There is a generous 23 ft living & dining room, formal entrance hall, rear aspect kitchen and a full width conservatory. There are three first floor bedrooms along with a fitted family bathroom.

Externally there is a good size rear garden, a garage en-bloc and a small front garden. The property is located just a 1 mile walk to Biggleswade's mainline train station and offers ease of access to the A1m.

Tenure - Freehold

Local Authority - Central Bedfordshire Council

Council Tax Band - C

Energy Rating - D / 67





# Accommodation

## Ground Floor

### Entrance Hall

Living Room 14' x 16'1" (4.27m x 4.9m).

Kitchen 8'9" x 8' (2.67m x 2.44m).

Sun room 7'7" x 15'5" (2.3m x 4.7m).



## First Floor

### Landing

Bedroom 11'10" x 9'2" (3.6m x 2.8m).

Bedroom 10'11" x 7'8" (3.33m x 2.34m).

Bedroom 8'9" x 6'6" (2.67m x 1.98m).

### Bathroom

## Outside

### Rear Garden

### Garage En-bloc



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



**Thomas Morris**

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

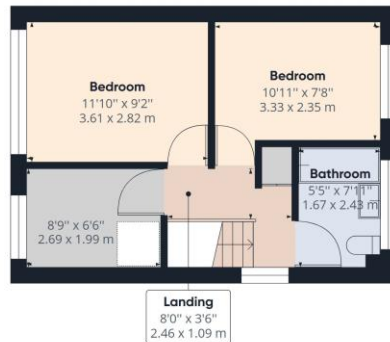
T: 01767 310111

enquiries@tm-biggleswade.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
839.90 ft<sup>2</sup>  
78.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

