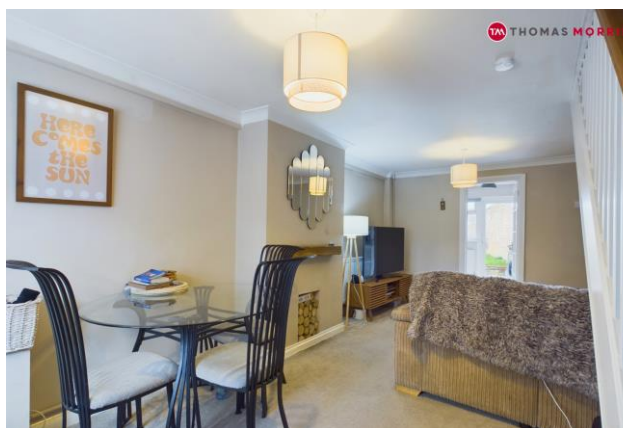
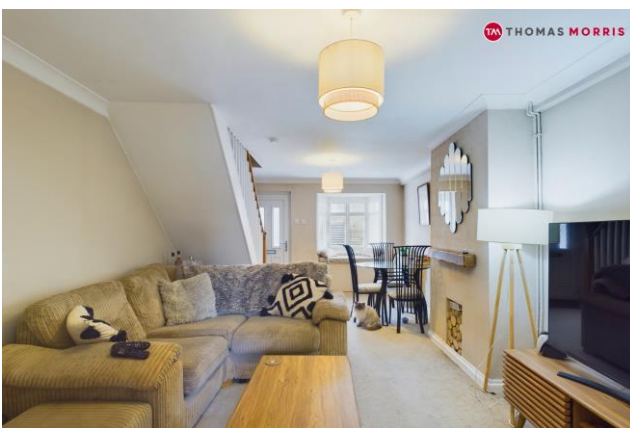




109 Hitchin Street, Biggleswade, SG18 8BL





Asking Price: £270,000

Freehold

Hitchin Street, Biggleswade, SG18 8BL

- Period Terraced Home
- Refurbished & Improved Throughout
- Two Good Sized Bedrooms
- Re-Fitted Kitchen
- Four Piece 1st Floor Bathroom
- Low Maintenance Rear Garden
- Freehold
- Ideal First Time Buy
- 0.2 Mile Walk To Mainline Train Station
- Energy Rating: D/60

Located just a 0.2 mile walk to the mainline train station offering fast links to London, this beautiful period property has undergone very stylish refurbishment over the last few years and now offers a lucky new owner a chance to move straight in and start enjoying this lovely home straight away.

Due to the unusual design of this home, the upstairs is bigger than the ground floor which means for two good sized bedrooms as well as a stylish re-fitted four piece bathroom all located off the landing.

The property begins with a nice sized living/dining room, from here you can enter the re-fitted kitchen that has ample storage and worksurface space and space to fit the necessary white goods. On the first floor, both bedrooms are a good size for this age home and the bathroom has also been re-fitted white a four-piece suite. The landing is also home to the recently refitted combination boiler.

Outside to the rear the property there is a low maintenance garden featuring small patio, laid to lawn garden and timber shed. There is also side access and right of way to next door. An early viewing is strongly advised.

Accommodation

Ground Floor

Living/Dining Room 19'5" x 11'3" (5.92m x 3.43m).

Kitchen 7'10" x 9' (2.4m x 2.74m).

First Floor

Landing

Bedroom 1 11'10" x 7'10" (3.6m x 2.4m).

Bedroom 2 15'9" x 10'9" (4.8m x 3.28m).

Bathroom 4'10" x 7'9" (1.47m x 2.36m).

Outside

Rear Garden

Bin Store



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

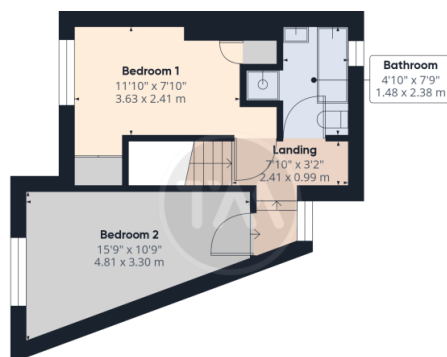
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enquiries@tm-biggleswade.co.uk

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

617.81 ft²
57.4 m²

Reduced headroom

17.35 ft²
1.61 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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.

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