



72 Station Road, Langford, SG18 9PG



Asking Price: £280,000

Freehold

Station Road, Langford, SG18 9PG

- Period Terraced Cottage
- Two Double Bedrooms
- Living Room With Open Fire
- Kitchen Breakfast Room
- Very Handy Utility Room
- Four Piece Bathroom
- Freehold
- Rear Garden
- Sought After Village Location
- Energy Rating D / 66

Located in the sought after village of Langford is this well presented two bedroom cottage. Situated just a 2.7 mile drive to Biggleswade Mainline Station.

Upon entry, be greeted by the inviting cozy living room, complete with a delightful feature fireplace which can easily be opened back up and used. From here you enter the fitted kitchen with integrated slimline dishwasher and a convenient breakfast bar. Continuing through discover the inner hallway offering practical space for essential appliances such as fridge/freezer and washing machine and access to the rear garden. This also provides access to the refitted four piece bathroom, featuring a luxurious jacuzzi bath and underfloor heating.

Upstairs there are two double bedrooms which are both flooded with light and complete with built in storage.

Outside there are steps leading to the front door with a slate front garden. To the rear you will find a south west facing rear garden with timber shed.

Tenure - Freehold

Local Authority - Central Bedfordshire Council

Council Tax Band - B

EPC - D / 66



# Accommodation

## Ground Floor

**Living Room** 10'8" x 11'7" (3.25m x 3.53m).

**Kitchen** 8'9" x 12'2" (2.67m x 3.7m).

**Utility Room**

**Bathroom** 10'2" x 5'11" (3.1m x 1.8m).



## First Floor

**Landing**

**Bedroom 1** 10'11" x 12' (3.33m x 3.66m).

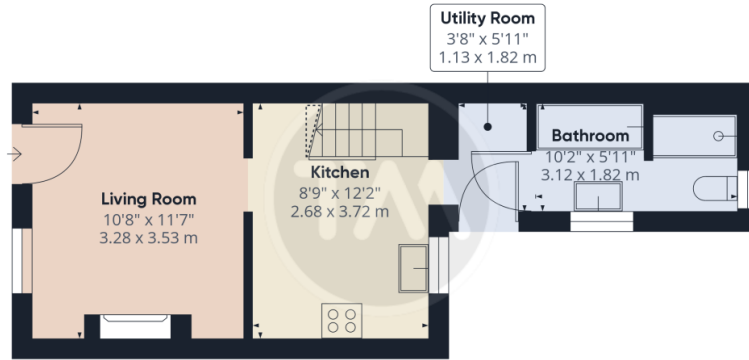
**Bedroom 2** 8'10" x 9'7" (2.7m x 2.92m).

## Outside

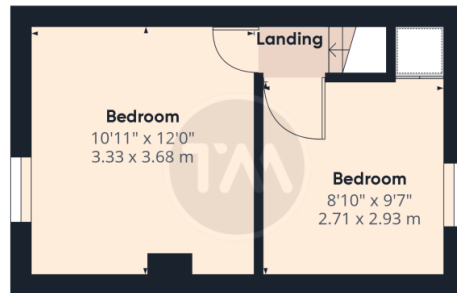
**Rear Garden**



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.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
542.12 ft<sup>2</sup>  
50.36 m<sup>2</sup>

Reduced headroom  
7.38 ft<sup>2</sup>  
0.69 m<sup>2</sup>

(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

## Thomas Morris

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