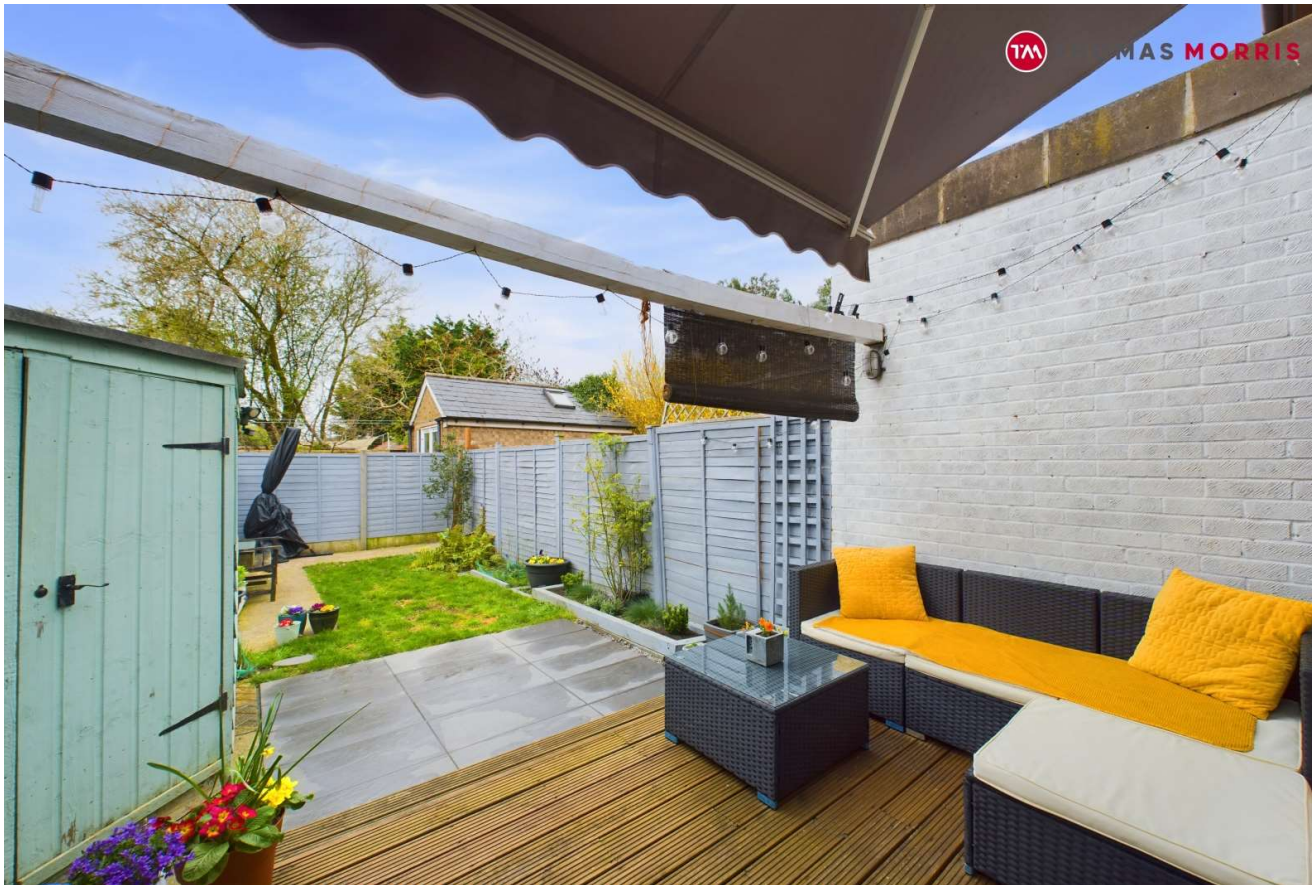




1B, Havelock Road, Biggleswade, SG18 0DB



Asking Price: £315,000

Freehold

Havelock Road, Biggleswade, SG18 0DB

- Three Bedroom Semi Detached Home
- 0.5 Mile Walk To Mainline Train Station
- Great Sized Kitchen/Diner
- Living Room With Sliding Doors To Garden
- Separate Bathroom & WC
- Enclosed Garden With Brick Built Store
- Freehold
- Driveway Parking
- EPC - 61/D
- Conveniently Located For Local Schools & Amenities

Welcome to this three-bedroom semi-detached home, perfect for first time buyers and investors alike. Conveniently located near local shops and schools, this property is also just a 0.5 mile walk to the mainline train station.

Upon entering, you are greeted by a welcoming entrance hall that leads to a neatly fitted kitchen/diner and a fantastic sized living room. The first floor boasts three bedrooms, a bathroom, and a separate WC.

Outside, there is ample driveway parking to the front of the property. In the rear, you will find an enclosed garden and a convenient brick-built store.

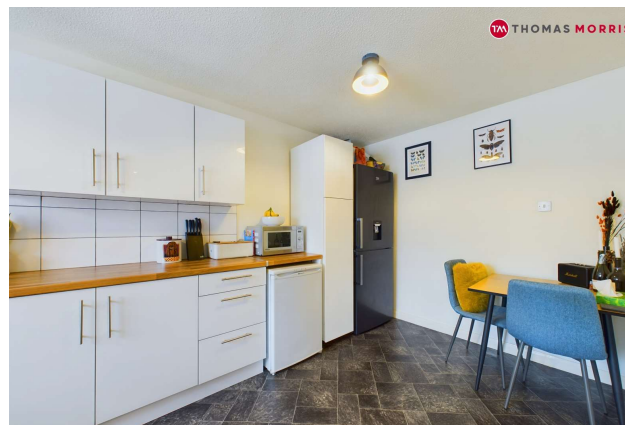
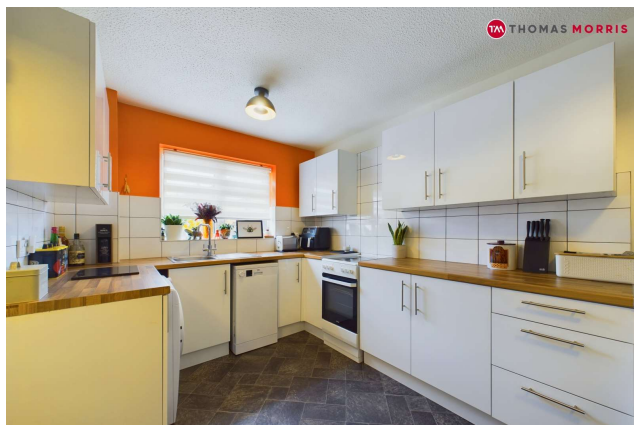
Don't miss out on the opportunity to own this newly available opportunity in a prime location. Book your viewing today!

EPC - 61/D

Property Type - Freehold

Council Tax Band - C

Local Authority - Central Beds



Accommodation

Ground Floor

Hallway

Kitchen/Diner 15'9" x 8'7" (4.8m x 2.62m).

Living Room 10'2" x 14'5" (3.1m x 4.4m).

First Floor

Landing

Bedroom 1 12'11" x 8'6" (3.94m x 2.6m).

Bedroom 2 11'2" x 5'4" (3.4m x 1.63m).

Bedroom 3 8'11" x 5'7" (2.72m x 1.7m).

Bathroom

WC

Outside

Driveway Parking

Rear Garden

Brick Built 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

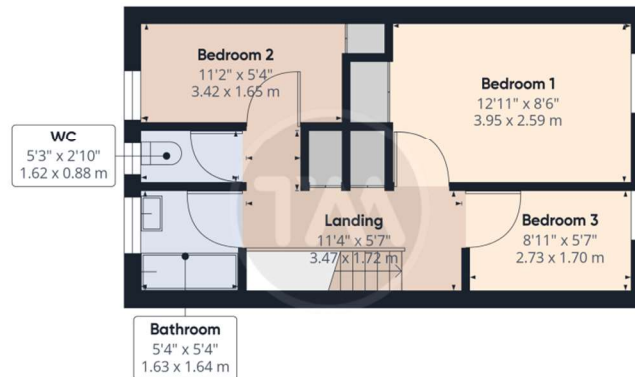
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Ground Floor



Floor 1

Approximate total area^m
709.73 ft²
65.94 m²

(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.

GIRAFFE 360

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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