



2 Rydal Crescent, SG18 8QJ



Offers in excess of: £200,000 Freehold

Rydal Crescent, SG18 8QJ

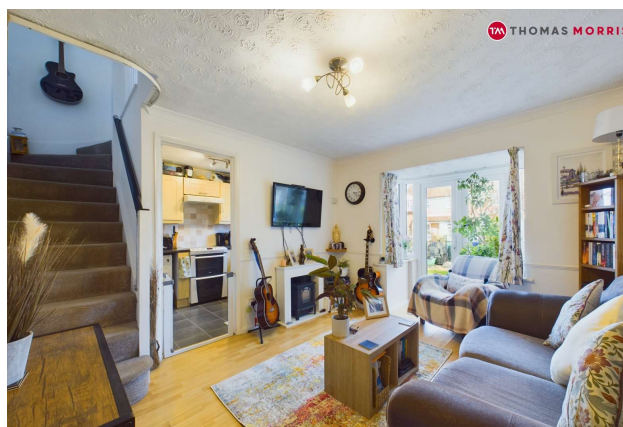
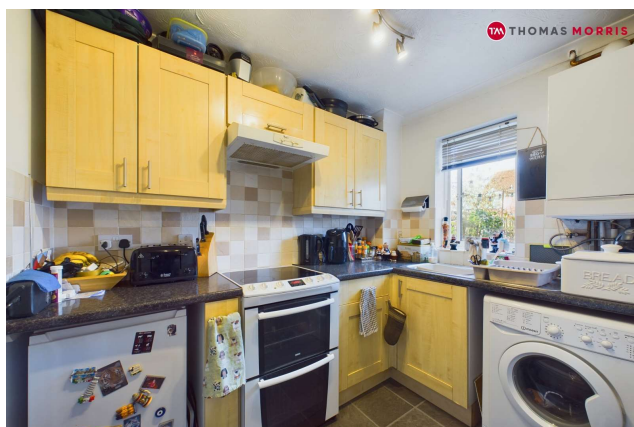
- Modern Starter/Investment Home
- 0.6 Mile Walk To Station
- Double Bedroom With Built In Wardrobes
- French Doors Offering Garden Access
- Bay Fronted Living Room
- Freehold
- Extremely Generous Garden
- Allocated Parking To Front
- No Onward Chain
- Energy Rating - 70 C

This ideal first home or investment purchase is located just a 0.6 mile walk to Biggleswade's mainline train station, and offers off road parking to the front of the property with a larger than average garden for this type of home.

The property is well presented throughout with a bay fronted living room, tasteful fitted kitchen, stylish fitted bathroom and a double bedroom with built in wardrobes. The property also, like not many others, boasts French doors from the living room to the garden creating a much more desirable inside outside feel to the property. The property is double glazed throughout and has gas to radiator central heating.

Offered to the market with no onward chain.

Property Type - Freehold
Council Tax Band - B
Local Authority - Central Beds
EPC - C / 70



Accommodation

Ground Floor

Entrance Hall

Living Room 10'5" x 11'7" (3.18m x 3.53m).

Kitchen 6'6" x 8'2" (1.98m x 2.5m).



First Floor

Landing

Bedroom 10'7" x 11'4" (3.23m x 3.45m).

Bathroom 6'7" x 5'3" (2m x 1.6m).

Outside

Enclosed Rear Garden

Allocated Parking



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.



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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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