



9 Grosvenor Gardens, Biggleswade, SG18 0NF



Asking Price: £260,000

Freehold

Grosvenor Gardens, Biggleswade, SG18 0NF

- Ideal First Home or Investment
- Two Bedrooms Home
- Allocated Parking Space
- Secluded Patio Area in Garden
- 0.6 Mile Walk to Mainline Station
- Potential Rent Income £1100 pcm
- Gas Central Heating
- Chain Free
- Freehold
- Energy Rating D / 68

Tucked away on the development is this delightful two bedroom cluster home with a fully enclosed garden, allocated parking and offered to the market with no forward chain. The property is located less than a mile walk to the town centre and Biggleswade mainline train station.

The property starts with an entrance hall that has the added bonus of two storage cupboards. From here you'll find the modern fitted kitchen. The living room has a box bay window which floods the room with light and overlooks the garden, there is also space for a dining table and from here you can access the first floor.

Upstairs, you'll find two comfortably sized bedrooms and the bathroom. Both bedrooms have fitted wardrobes.

Step outside to discover the impressive fully enclosed garden, much larger than you would normally find for a property of this type, which is mainly laid to lawn with a secluded patio area at the end perfect for outdoor entertaining, there is also a large timber shed. Additionally, the property benefits from allocated parking conveniently located in the residents car park.

Tenure - Freehold

Local Authority - Central Bedfordshire Council

Council Tax Band - B

Energy Rating - D / 68



Accommodation

Ground Floor

Hallway

Kitchen 6'2" x 11'9" (1.88m x 3.58m).

Living Room 13'1" x 11'10" (4m x 3.6m).



First Floor

Bedroom One 8'5" x 10' (2.57m x 3.05m).

Bedroom Two 6'3" x 9'9" (1.9m x 2.97m).

Bathroom 8'1" x 4'8" (2.46m x 1.42m).

Outside

Fully Enclosed Garden

Allocated Parking Space



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
504.6 ft²
46.88 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

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