



Woodall Close, Biggleswade

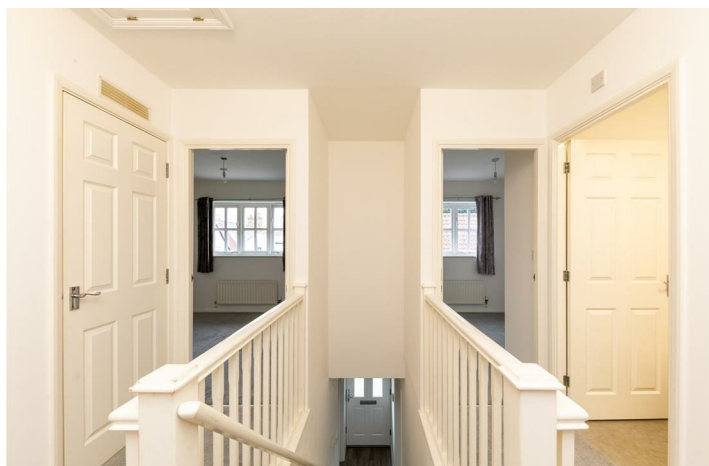
£269,995

- Mews style property
- Gas central heating
- Well Presented
- Cloakroom
- Easy reach of the town, shops and main line railway station.
- Two bedrooms
- Carport and parking space
- En suite
- Private development

****NO CHAIN**** This two bedroom well-presented end terrace mews house is quietly situated in a tucked away location within easy reach of the town, shops and main line railway station. This two bedroom home benefits from double glazing, gas heating to radiators, downstairs cloakroom and en-suite shower room. Externally there is a brick built car port providing parking for one car. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.



Council Tax Band: C



Entrance Hall

Lounge

14'4 x 9'9

Kitchen Diner

17'7 x 7'4

WC

First floor

Landing

Storage cupboard

Master bedroom

12'3 x 10,9

With fitted wardrobes

Ensuite

Bedroom two

9'4 x 7'6

Bathroom

Externally

Brick built car port

providing parking for one car

Front courtyard

There is a small walled area to the front of the property there is no rear garden with the property

Agent Disclaimer

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.





Directions

Viewings

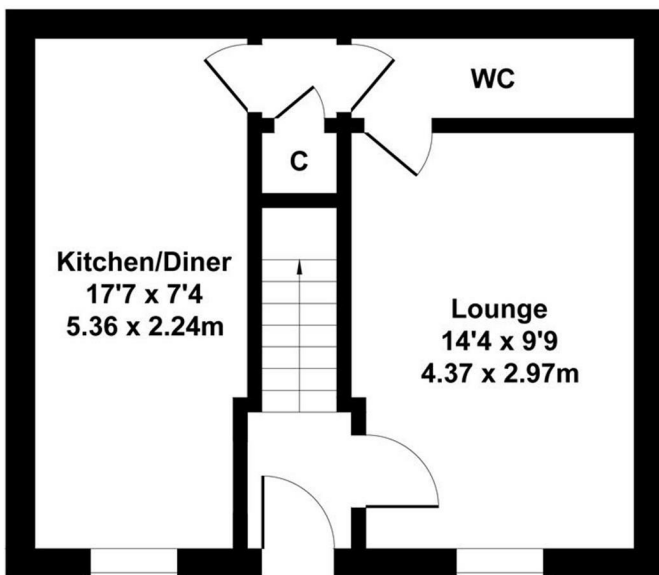
Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

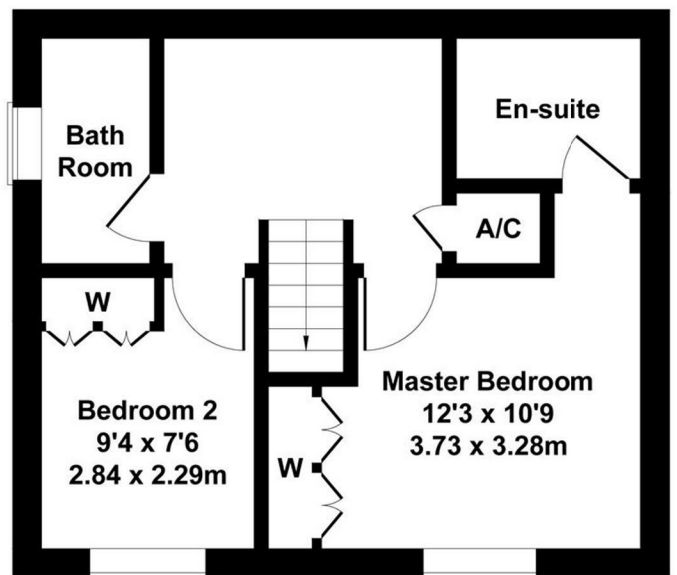
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
727 sq ft - 68 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.