



HARVEY ROBINSON

Guide Price

£335,000

84 Brunel Drive

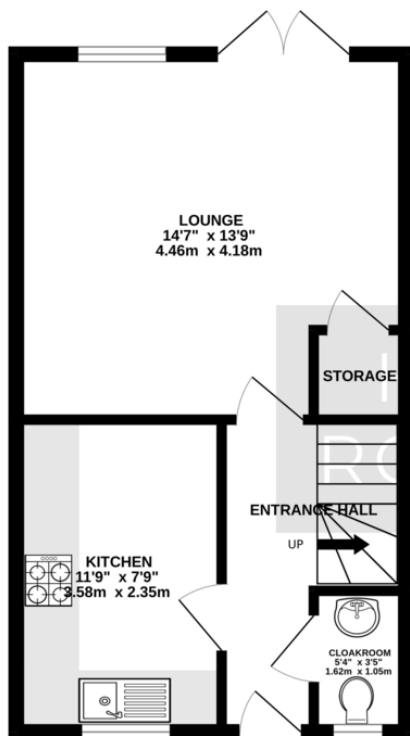
Biggleswade, SG18 8BH

We are delighted to offer for sale this well presented three bedroom family home, located within close proximity of Biggleswade town centre. Refurbished and well presented throughout, the accommodation in brief consists of an entrance hall, kitchen, downstairs cloakroom and a spacious lounge / dining room, complete with large storage cupboard. Bi-fold doors open out to the east-facing rear garden. The master bedroom, complete with fitted wardrobes, and two further bedrooms and a refitted modern bathroom can be found occupying the first floor. Outside, the rear garden has a patio area and is primarily laid to lawn, with raised decking at the bottom and side access to the two allocated parking spaces and the street. Located centrally within the town, the property is within easy reach of local amenities, beautiful countryside walks along the nearby River Ivel and main road access North and South via the A1. Biggleswade Town is located within a mile away with various shops, bars and restaurants with further big-brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides a regular service into London Kings Cross and St Pancras within 40 minutes making it an ideal home for the first-time buyer or investor alike. This property must be viewed to be fully appreciated with viewings arranged by contacting our Biggleswade estate agent offices.

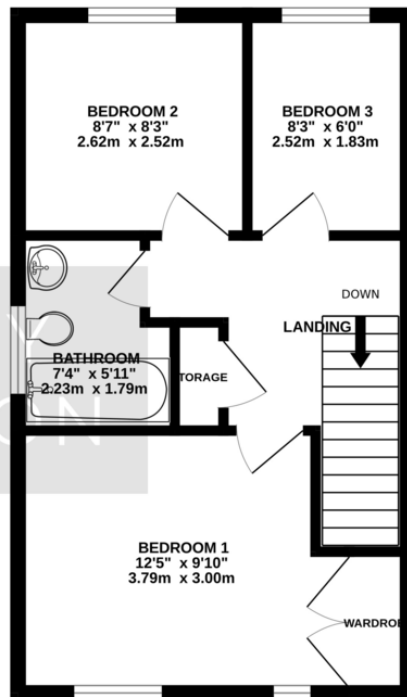




GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.2 sq.m.) approx.
Made with Metropix 62024

FAQs

Tenure: Freehold
Council Tax Band: C
Rear Garden Aspect: East
Lower School Catchment: St Andrews West
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
EPC Rating: C
What3Words Location: ///ruby.blink.obey

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 69 | |
| (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 | |
| WWW.EPC4U.COM | | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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