



HARVEY ROBINSON

Guide Price

£699,999

12 Ivel Gardens

Biggleswade, SG18 0AN

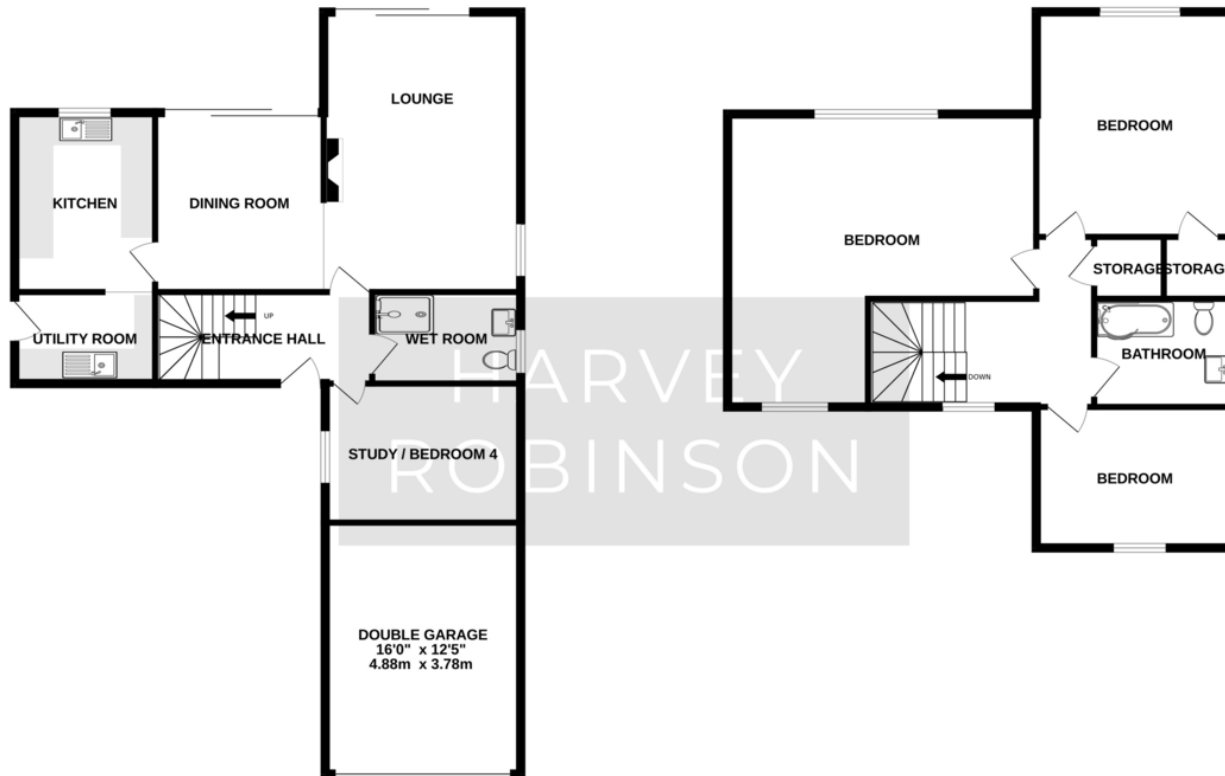
We are delighted to offer for sale with no onward chain this three/four bedroom detached family residence within this highly regarded location of the town. The spacious, light and airy accommodation in brief consists of an entrance hall, a downstairs wet room, a good size lounge, separate dining room, a study/bedroom four, a kitchen and a utility room completes the downstairs living accommodation. Three good-size bedrooms - two of which are very large and have scope for conversion into either an additional bedroom and/or an ensuite - and a family bathroom occupy the first floor. Outside, the property sits in a generous sized plot with an enclosed garden to the rear and off-road parking for two vehicles, leading to a garage. Located in an envious position within the town, the property is within easy reach of local amenities, beautiful countryside walks along the River Ivel and main road access North and South via the A1. Biggleswade Town is located a short distance away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it an ideal home for a growing family. Viewings can be arranged by contacting our Biggleswade estate agent offices.





GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.
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FAQs

Tenure: Freehold
 Property Constructed: 1970's
 Council Tax Band: F
 Rear Garden Aspect: West
 Lower School Catchment: St Andrews
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton
 Onward Movements: No Onward Chain
 What3Words Location:
 ///guardian.capillary.luggage
 EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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