



HARVEY ROBINSON

Offers in Excess of  
£300,000  
St. Johns Street  
Biggleswade, SG18 0BT

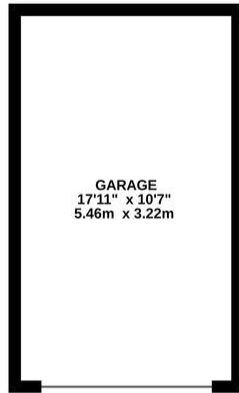
Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this charming and beautifully presented two double bedroom end of terrace period cottage within this central location of Biggleswade. Modernised and updated internally and externally throughout by the current owner, the property in brief consists of an entrance porch leading into the open plan spacious living accommodation providing living and dining spaces, following on to a modern fitted kitchen completing the downstairs living space. Upstairs, two double bedrooms and a refitted bathroom can be found. Outside, the picket-fence enclosed front garden has been landscaped with decorative stones, with the rear courtyard-style garden, being primarily laid to large paving stones, provides private outdoor entertaining and dining space. Off road parking for a vehicle leads to an oversized single garage. Located in an envious position 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 access into London Kings Cross and St Pancras within 40 minutes making it an ideal home for the first-time buyer or investor alike. Viewings can be arranged by contacting our Biggleswade estate agent offices.

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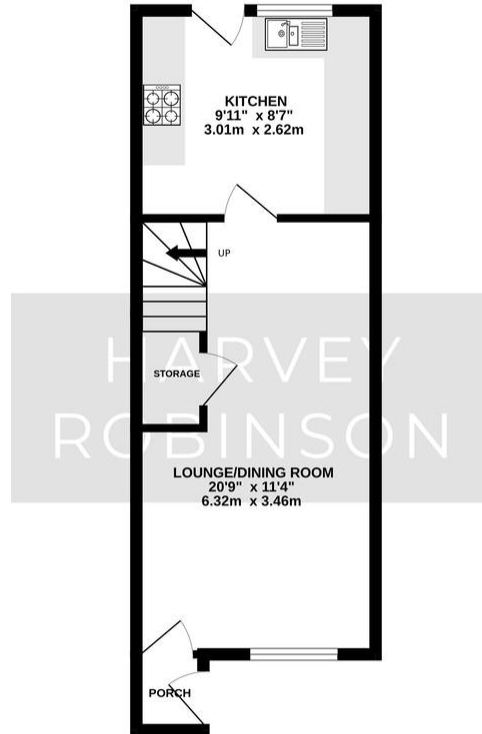




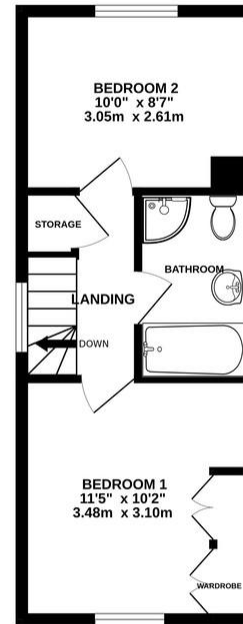
GARAGE  
189 sq.ft. (17.6 sq.m.) approx.



GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
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## FAQs

Property Built: 1854

Tenure: Freehold

Council Tax Band: B

Rear Garden Aspect: North/West

Lower School Catchment: St Andrews

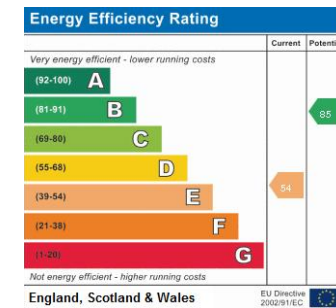
Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

Boiler: 6 Years Old

Water Meter: No

Potential Rental Income: £1100.00 PCM



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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