



HARVEY ROBINSON

Guide Price

£315,000

22 Franklin Road

Biggleswade, SG18 8DX

We are delighted to offer for sale this well-presented three bedroom end of terrace home, located within short walking distance of Biggleswade town centre and train station. Well-presented throughout, the accommodation in brief consists of an entrance hall, cloakroom and a spacious open-plan downstairs space with a lounge, kitchen and extended dining area, with a door out to the rear garden. Upstairs, three bedrooms and a family bathroom can be found occupying the first floor. Outside, a patio area leads to a lawn with further patio for seating and dining. Side access leads round to a well-presented front garden. A garage with parking in front can be found a very short distance away. 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.

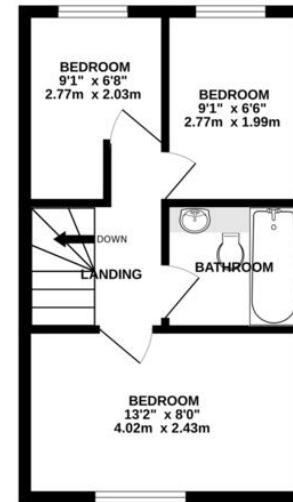
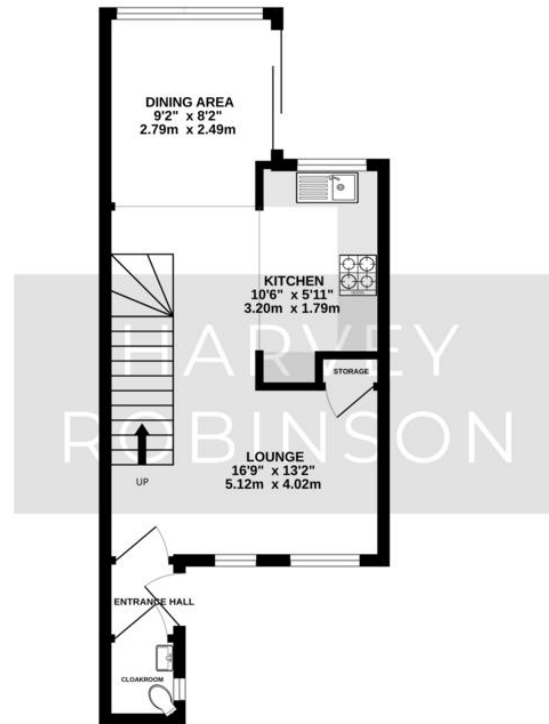
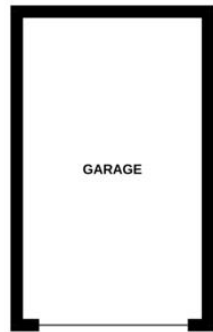




GARAGE
135 sq.ft. (12.5 sq.m.) approx.

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

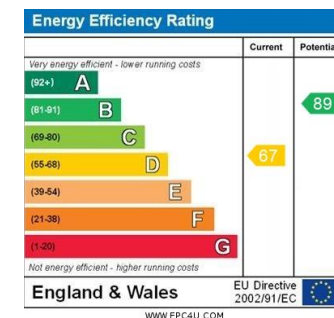
1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.
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FAQs

Tenure: Freehold
Council Tax Band: B
Rear Garden Aspect: East
Lower School Catchment: St Andrews West
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton
Potential rental income: £1500pcm
EPC Rating: D
What3Words Location: ///flag.begins.rules



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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