



HARVEY ROBINSON

Guide Price

£235,000

Rose Lane

Biggleswade, SG18 0JT



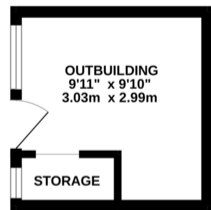
We are delighted to present this beautifully maintained period cottage, ideally situated in the heart of Biggleswade, just 0.3 miles from the train station-perfect for commuters and local amenities alike. The ground floor offers a spacious open-plan lounge and dining area with built-in storage, leading through to a bright and airy kitchen. A recently refurbished bathroom completes the downstairs accommodation, finished to a high standard. Upstairs, the property features two generously sized bedrooms, both offering comfortable and versatile living space. Outside, the property enjoys an enclosed rear garden, providing a welcoming outdoor retreat. There is a right of way through neighbouring gardens for convenient bin access. At the end of the garden, a substantial brick-built outbuilding with lighting adds excellent potential for a home office, workshop, or storage. Permit parking is available nearby in the Rose Lane car park, offering a practical solution for residents. This charming cottage combines character and convenience in a sought-after location-early viewing is highly recommended.



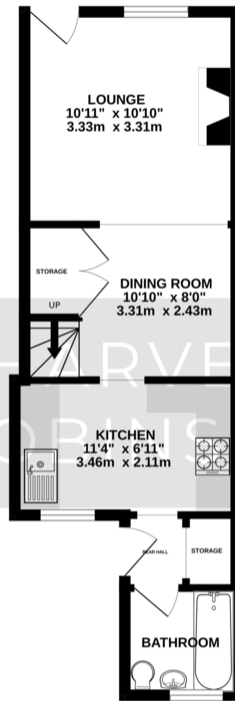




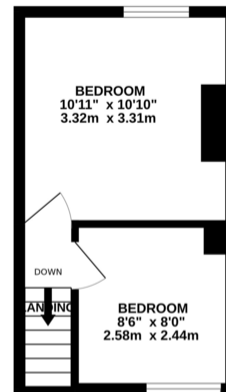
OUTBUILDING  
97 sq.ft. (9.1 sq.m.) approx.



GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.




1ST FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



ROSE LANE, BIGGLESWADE, BEDFORDSHIRE, SG18 0JT  
TOTAL FLOOR AREA : 631 sq.ft. (58.7 sq.m.) approx.  
Made with Metropix ©2025

## FAQs

Property Tenure: Freehold  
Property Constructed: 1900's  
Rear Garden Aspect: West  
Council Tax Band: B  
Primary School Catchment: St Andrews West  
Secondary School Catchment: Stratton  
Boiler Installed: 2018  
Boiler Last Serviced: July 2024  
Loft Boarded: Partially  
What3Words Location:  
///relations.removing.pranced  
EPC Rating: D  
Residents parking available £160 pa

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		65
(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

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