



Hancock's Estates

With you every step of the way



16 Royal Oak Close, Biggleswade, SG18 0BQ
£300,000 Freehold





16 Royal Oak Close Biggleswade, SG18 0BQ

- Three Bedrooms
- Refitted Kitchen
- Refitted Four Piece Bathroom
- Gas Radiator Heating
- Conservatory / Garden Room
- Garage and Parking
- Approximate 0.8 Mile Walk to Station
- Walking Distance to Shops
- Attractive Riverside Walks Nearby
- Easy Access to the A1

SUPERB FIRST TIME BUY # THREE BEDROOMS # REFITTED KITCHEN AND BATHROOM # GARAGE AND PARKING # WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION # SMALL ESTABLISHED CLOSE

£300,000 Freehold



Entrance Lobby

Living Room 12'4" x 11'2" (3.76m x 3.41m)

Dining Area 11'1" x 7'9" (3.37m x 2.35m)

Kitchen 7'9" x 6'5" (2.35m x 1.95m)

Conservatory 8'5" x 7' (2.57m x 2.13m)

Landing

Bedroom 1 12'8" x 7'11" (3.86m x 2.41m)

Bedroom 2 10'4" max x 7'9" (3.15m max x 2.36m)

Bedroom 3 9'1" max x 6'4" (2.77m max x 1.93m)

Bathroom

Outside

Open plan frontage leading to opposite small block of only two garages and private parking area.



Rear Garden

Side gated access.

Garage

17' x 7'10" (5.18m x 2.39m)

Garage with parking in front.

Agents Notes

Council Tax Band - B

Gas combination boiler is located in the loft.

About The Area

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, independent food stores and craft shop to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Cotswold Outdoor, Mountain Warehouse, Pets at Home and Homebase to name a few, plus the more recently opened Lidl supermarket.

Precise Location: what3words

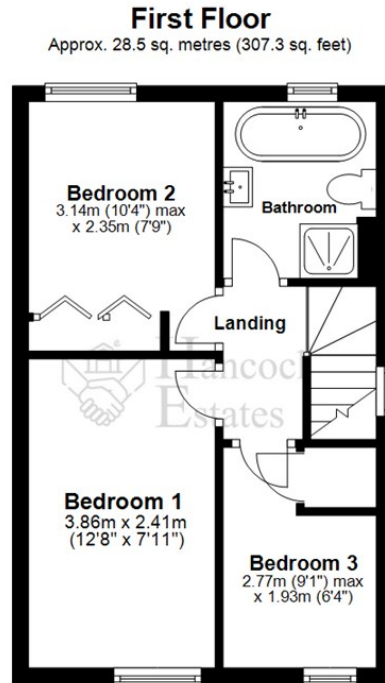
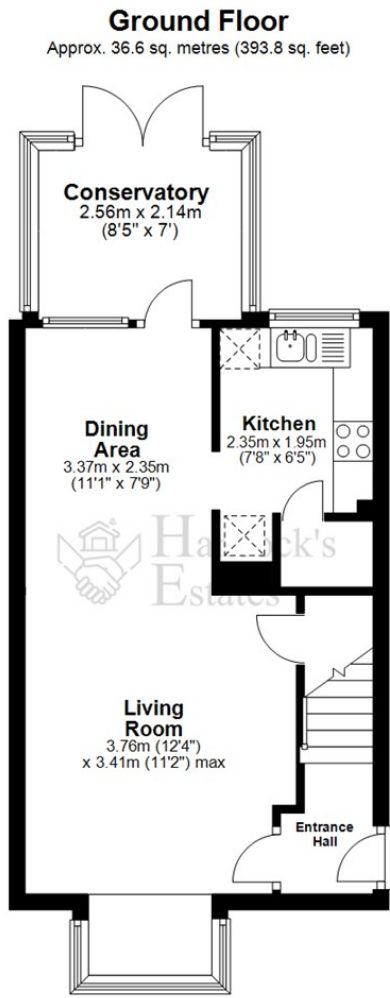
prepare.wage.scored

Carefully Selected Recommendations

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

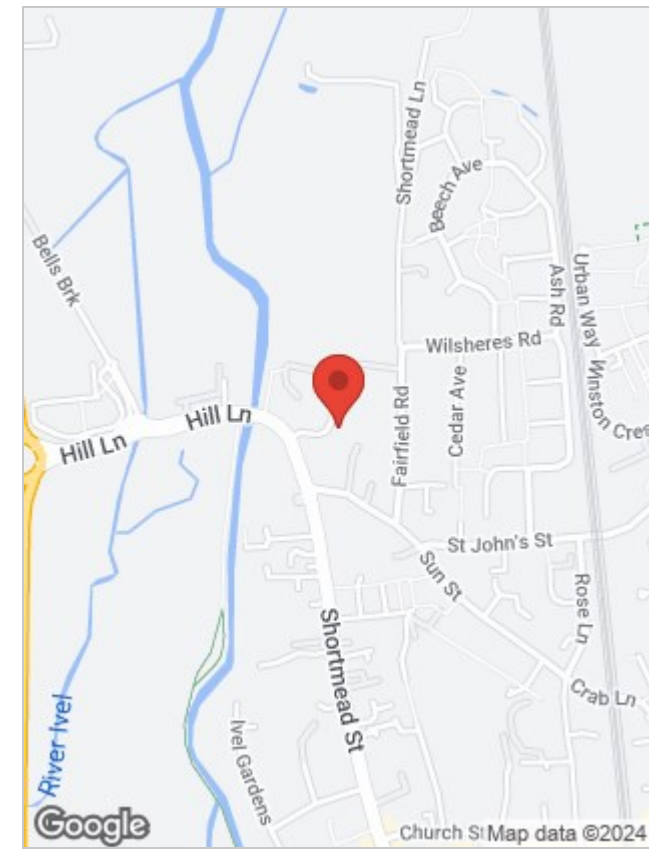






Total area: approx. 65.1 sq. metres (701.1 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG18 0BQ**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		68
(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	