



Hancock's Estates

With you every step of the way



30 Northfields, Biggleswade, SG18 0HD
£310,000 Freehold





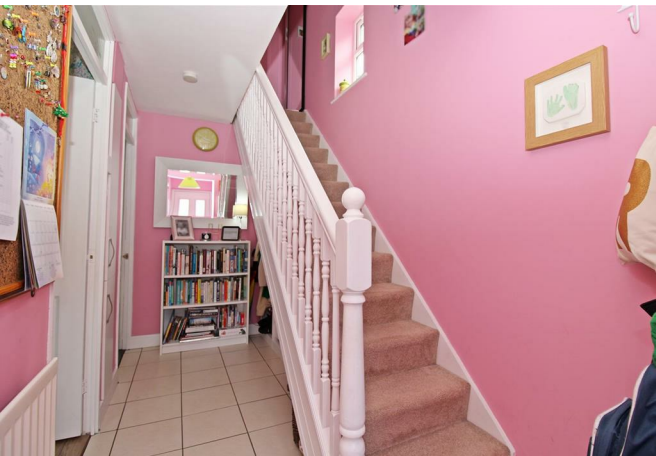
30 Northfields Biggleswade, SG18 0HD

- Extended End Terrace Home
- Three Bedrooms
- Cloakroom
- Spacious Kitchen / Dining / Family Space
- Separate Living Room
- Gas Radiator Heating
- Approximate One Mile Walk to Station
- Attractive River / Countryside Walks Nearby
- 23ft x 22ft Low Maintenance Garden
- Superb First Time Buy

This extended end terrace home offers an extremely spacious kitchen / dining / family space overlooking the enclosed low maintenance rear garden with secure, covered 'lean-to' storage area. Located an approximate one mile walk from the train station and within walking distance to local convenience stores and schooling, this home is also well positioned for field / country or riverside walks.

A gas fired combination boiler serves the radiator heating and hot water.

Brief summary of accommodation comprises, entrance hall, cloakroom, living room, kitchen / dining / family space, three bedrooms and three piece family bathroom.



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Entrance Hall

Cloakroom

Living Room 13'1" x 11'3" (4.00m x 3.43m)

Kitchen/Family/Dining Area 21'6" x 17'2" (6.55m x 5.23m)

Landing

Bedroom 1 12'10" x 8'8" (3.91m x 2.63m)

Bedroom 2 13'3" x 8'6" (4.03m x 2.59m)

Bedroom 3 8'11" x 8'9" (2.73m x 2.66m)

Bathroom

Rear Garden 23 x 22 (7.01m x 6.71m)
Enclosed rear garden. Gated side access. Sizeable 'lean-to' store. Outside cold water tap.

Lean-to 19'8" x 3'1" (5.99m x 0.95m)



Outside

Property is located, set back, within a small close of similar homes and bungalows with resident / visitor parking availability.

Agents Notes

Council Tax Band - B

Gas fired radiator heating via combination boiler last serviced October 2023

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.

About The Area

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent food stores 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, Pets at Home and Homebase to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (just over 3 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

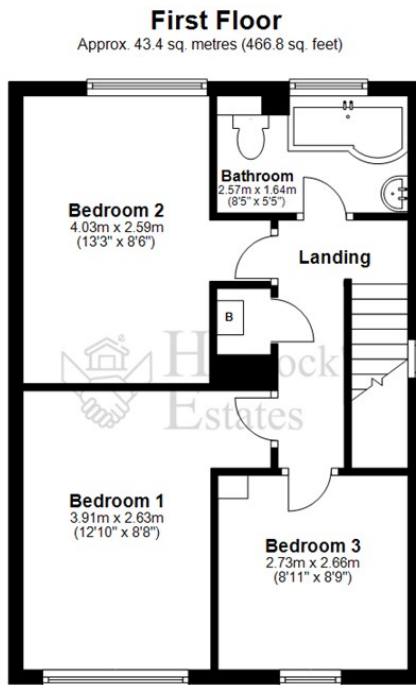
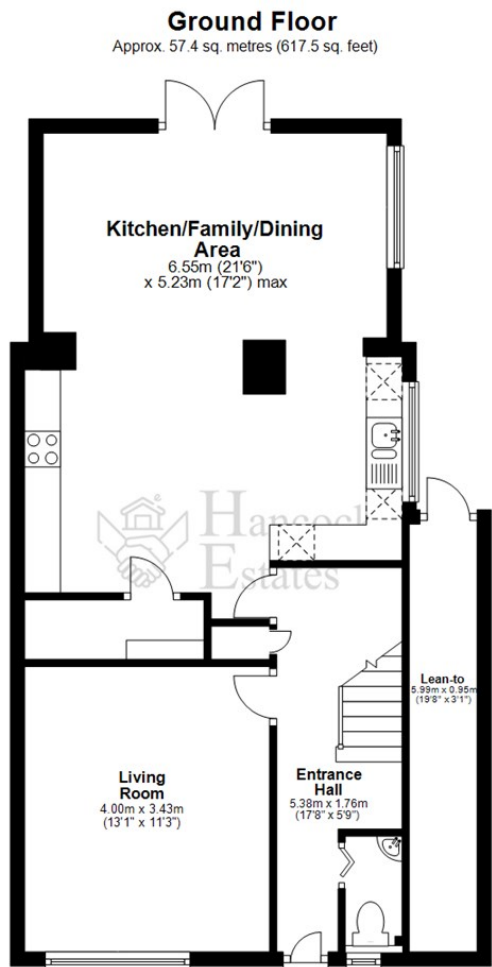
Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

Most recently opened is the refurbished Tapas Bar at the Gardeners Arms, within a few minutes walk (approximately a quarter of a mile only) from your front door.

Precise Location

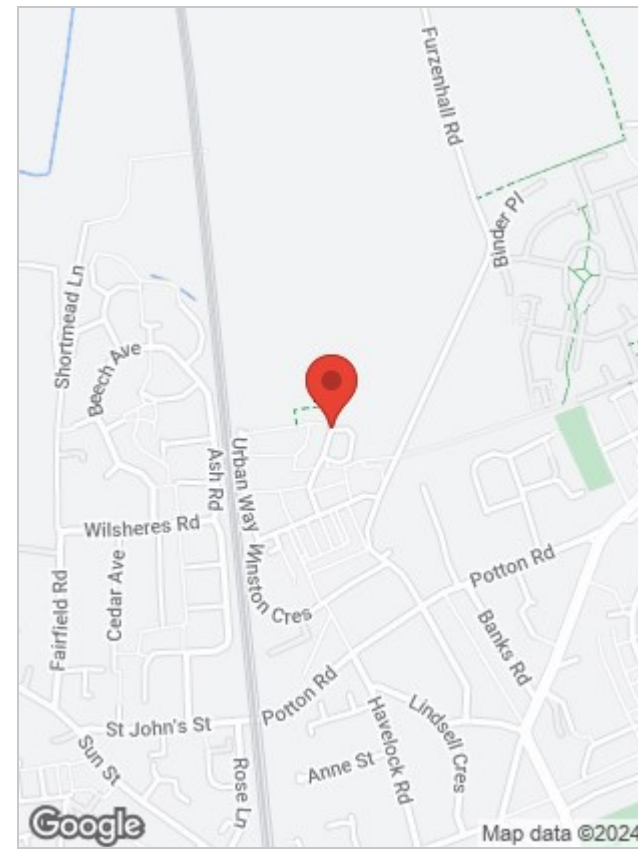
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Total area: approx. 100.7 sq. metres (1084.3 sq. feet)

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 0HD**

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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	