



Hancock's Estates

With you every step of the way



121 Mead End, Biggleswade, SG18 8JU
£385,000 Freehold





121 Mead End Biggleswade, SG18 8JU

- Mature End Terrace Home
- Four Bedrooms
- Separate Reception Rooms
- Modern Three Piece Bathroom
- Outside Brick Store, Workshop & WC
- Gas Radiator Heating
- 53ft Established Garden
- Drive for three / four vehicles & Carport
- Approximate 0.7m Walk to Station
- Close to local amenities and Schooling

FOUR BEDROOMS # SEPARATE RECEPTION ROOMS # BRICK STORE, WORKSHOP AND WC # GENEROUS DRIVEWAY PARKING # CLOSE TO TOWN CENTRE AND TRAIN STATION

£385,000 Freehold



Entrance Hall

Living Room 13'0" x 14'2" (3.97m x 4.33m)

Dining Room 11'10" x 11'6" (3.60m x 3.50m)

Kitchen 11'10" x 9'0" (3.60m x 2.75m)

Landing

Bedroom 1 11'5" x 12'4" (3.48m x 3.77m)

Bedroom 2
13'0" max x 8'11" plus recess (3.96m max x 2.72m plus recess)

Bedroom 3 11'10" x 9'4" (3.60m x 2.85m)

Bedroom 4 8'8" x 8'3" (2.64m x 2.51m)

Bathroom



Drive and Carport

45ft (13.72m) drive under single carport.
35ft (10.67m) wide frontage

Outside

Established 53ft (16.15m) rear garden

WC

Store

5'4" x 2'9" (1.63m x 0.84m)

Workshop / Store

9'5" x 5'4" (2.87m x 1.63m)

Agents Notes

Council Tax Band - B

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 (within 4 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.

Precise Location

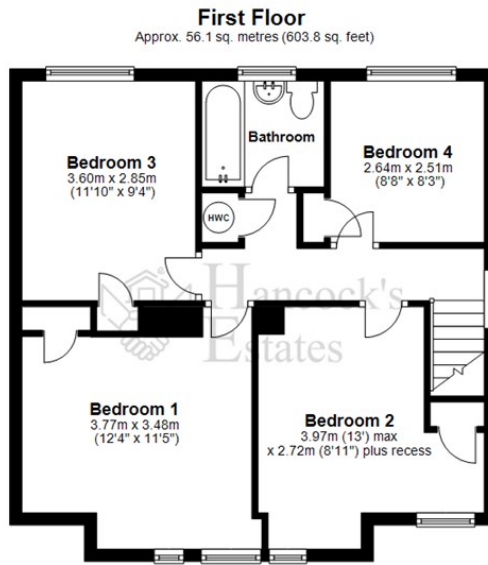
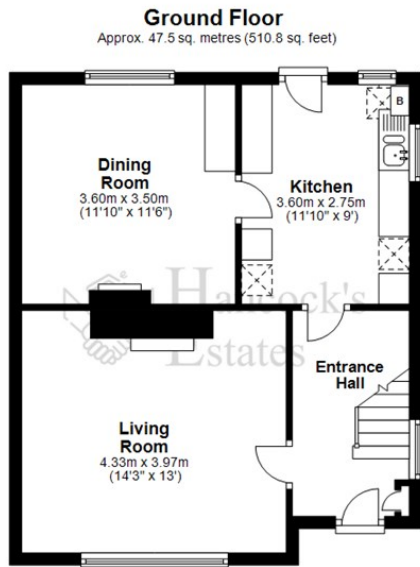
what3words: character.zipped.assorted

Carefully Selected Services

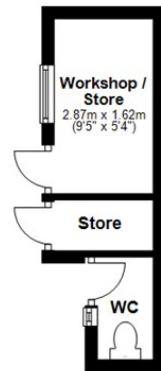
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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





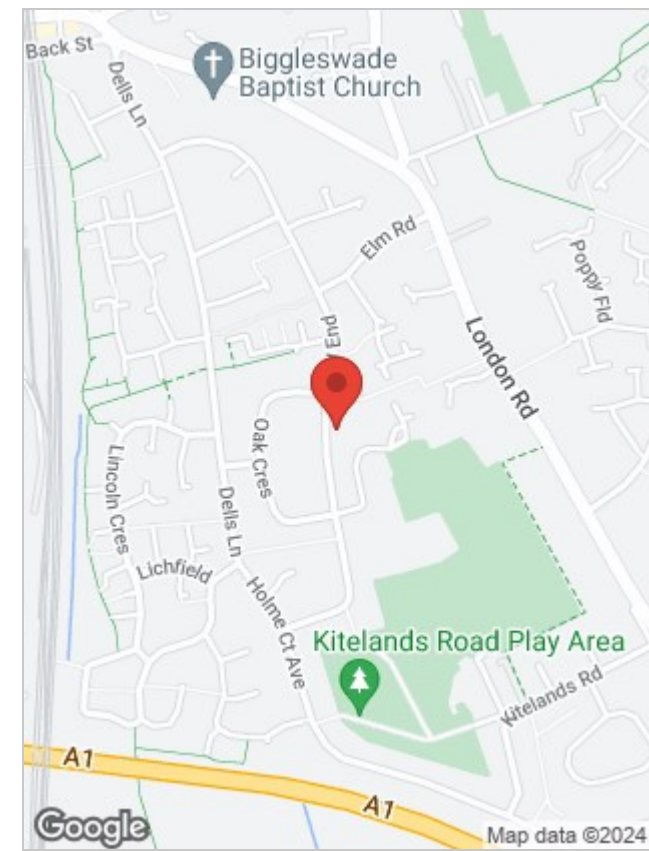


Outbuildings
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 103.6 sq. metres (1114.6 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 8JU**

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		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	