



Hancock's Estates
With you every step of the way



7 South View, Biggleswade, SG18 8BZ
£275,000 Freehold





7 South View Biggleswade, SG18 8BZ

- Refurbished Period Cottage
- Two Bedrooms
- Kitchen / Dining Room
- Sizeable First Floor Bathroom
- Gas Radiator Heating
- Rear Garden In Excess of 70ft
- Approximate 0.4 Mile Walk to Station
- Superb First Time Buy or Investment Purchase
- Approximate 1.1 Mile Drive to A1
- No Forward Chain

Following substantial recent improvement, this period cottage is available with no forward chain and offers an excellent first time buy or investment purchase.

The accommodation comprises living room, kitchen / dining room, two bedrooms and first floor bathroom all benefitting from gas radiator heating and double glazing.

The central location provides easy access to schooling, town amenities and train station, with the A1 being only an approximate 1.1 mile drive away.



£275,000 Freehold



Living Room	10'5" x 12'4" (3.17m x 3.77m)
Kitchen/Dining Room	10'2" x 12'4" (3.09m x 3.77m)
Landing	
Bedroom 1	10'3" x 9'11" (3.12m x 3.02m)
Bedroom 2	7'1" x 10'4" (2.15m x 3.15m)
Bathroom	10'4" x 5'6" (3.16m x 1.68m)

Outside

Rear garden is in excess of 70ft (21m).

Agents Notes

Council Tax Band - B

NB: As is very often with cottages of this period, a neighbour pedestrian right of access exists to the rear of the property.

The property has a 'flying freehold' (the bathroom extends over the shared footpath)



About The Area

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

Precise Location. what3words

expansion.contemplate.objecting

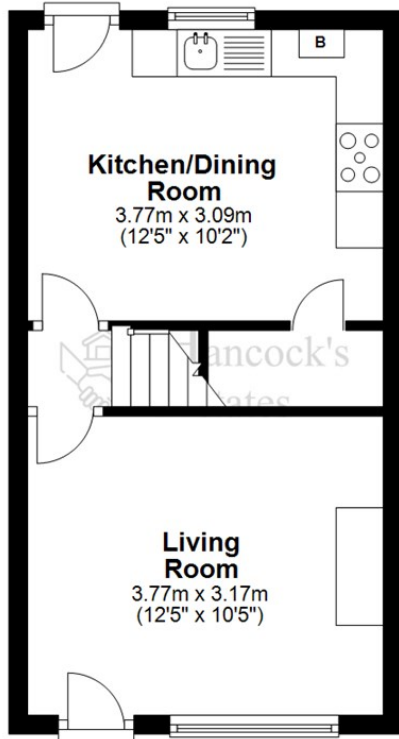
Carefully Selected Services

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.

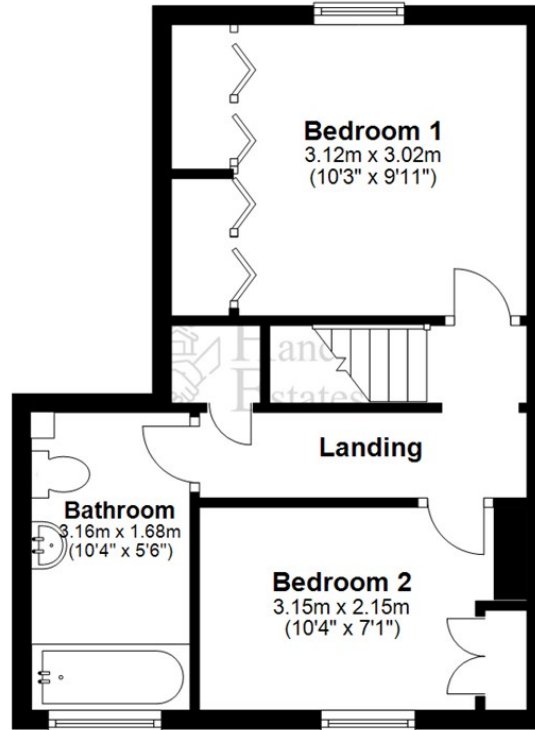




Ground Floor
Approx. 27.5 sq. metres (295.6 sq. feet)

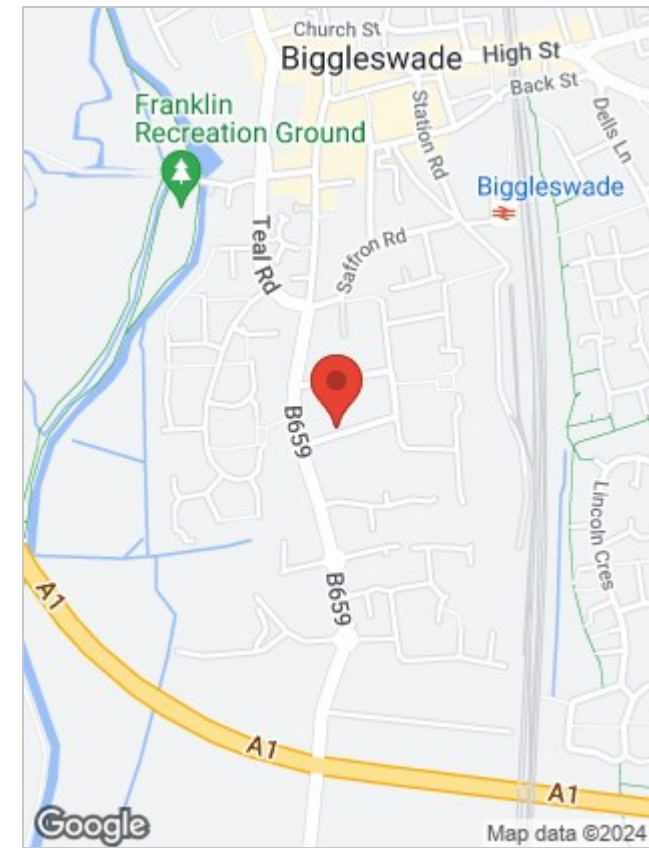


First Floor
Approx. 32.3 sq. metres (347.3 sq. feet)



Total area: approx. 59.7 sq. metres (642.9 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 8BZ**

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		91
(81-91) B		
(69-80) C		67
(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