



Hancock's Estates

With you every step of the way



53 Lawrence Road, Biggleswade, SG18 0LS
£250,000 Freehold





53 Lawrence Road Biggleswade, SG18 0LS

- Centrally Located Period Cottage
- Ideal First Time Buy
- Two Bedrooms
- Kitchen / Dining Room
- Replaced Gas Combination Boiler
- 67ft Landscaped Garden
- Summerhouse
- Refitted Shower Room
- Walking Distance to Local Schools
- Approximate 0.5 mile Walk to Station

This well presented period cottage is an approximate half mile walk to train station and town centre, benefitting gas boiler replacement, superb refitted shower room and landscaped 67ft rear garden leading to a versatile summerhouse. An excellent first time buy with modern kitchen / dining room, double glazing and numerous recent improvements.



£250,000 Freehold



Living Room 10'10" x 10'5" (3.30m x 3.18m)

Kitchen/Dining Room 10'10" x 9'7" (3.30m x 2.92m)

Landing

Bedroom 1 10'5" x 7'7" (3.17m x 2.32m)

Bedroom 2 9'9" x 4'8" (2.96m x 1.43m)

Shower Room

Outside 67' (20.42m)
Landscaped rear garden.

Summerhouse 10'7" x 7'2" (3.23m x 2.18m)

Agents Notes

Council Tax Band - B

NB: As is very often typical with cottages of this period, a neighbour pedestrian right of access exists across a section of the rear garden.



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 B&Q 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

audible.daydream.poppy

Carefully Selected Services

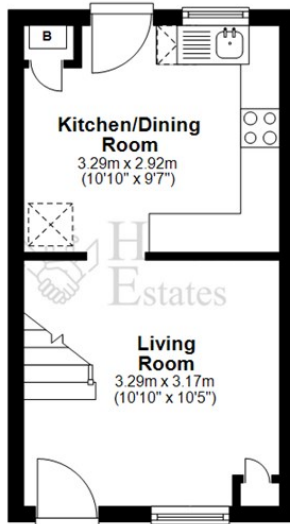
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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





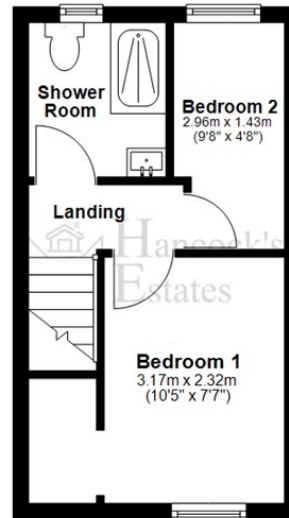
Ground Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



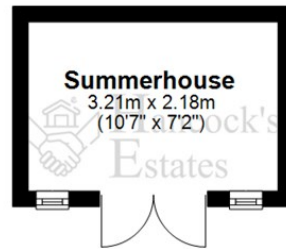
First Floor

Approx. 20.4 sq. metres (219.3 sq. feet)



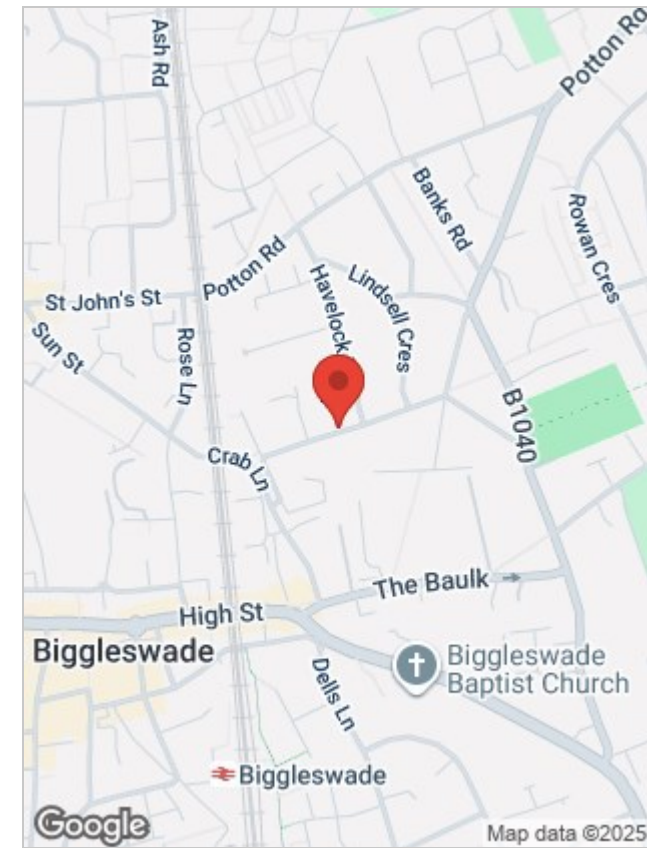
Outbuilding

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



Total area: approx. 40.7 sq. metres (438.5 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 0LS**

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		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC