



Hancock's Estates

With you every step of the way



6 Torquay Close, Biggleswade, SG18 0FS
Guide price £375,000 Freehold





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- Modern Semi Detached Home
- Three Double Bedrooms
- Cloakroom, Bathroom & En-suite
- Conservatory
- Refitted Kitchen
- Spacious Living Room
- Attractive Landscaped Garden
- Impressive Top Floor Bedroom Suite
- David Wilson 'Maythorns' Development
- Garage & Parking in Front

2012 David Wilson 'Maythorns' Development, three storey townhouse. Three double bedrooms, refitted kitchen, conservatory, four piece family bathroom, cloakroom and en-suite shower room, plus landscaped rear garden and garage in adjacent courtyard with parking in front.

The property is within walking distance to local schooling, convenient store / post office, The Kings Reach pub / restaurant and an approximate 1.3 mile walk to the town centre and train station.



Entrance Hall

Cloakroom

Kitchen 10'10" x 8'4" (3.29m x 2.55m)

Living Room 14'8" x 15'5" (4.47m x 4.70m)

Conservatory / Dining Room 9'1" x 9'2" (2.76m x 2.80m)

Landing

Bedroom 2 12'8" x 9'1" (3.86m x 2.77m)

Bedroom 3 12'9" x 8'7" (3.89m x 2.62m)

Family Bathroom

Master Bedroom 19'0" x 11'9" (5.80m x 3.59m)

En-suite

Garage & Parking garage 17'6 x 9'2" (garage 5.33m x 2.79m)

Landscaped Garden





Agents Notes

Council Tax band - D (£2468.39 - 2025 / 2026)

There is a fee (sometimes referred to as 'Green Space Management' or development charge) of currently, £20.00 per month, for the maintenance of certain communal grounds, open public space and playpark.

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.

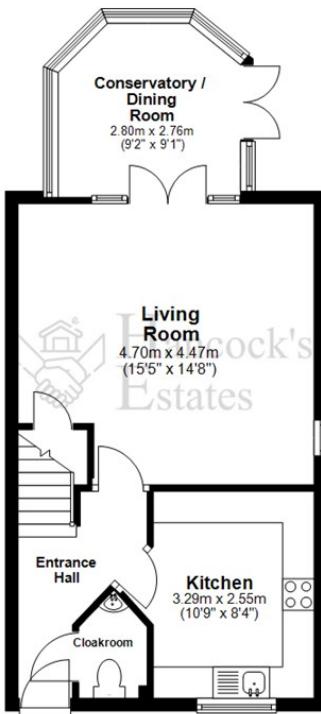
Precise Location: what3words
slanting.hosts.flirts

Carefully Selected Services

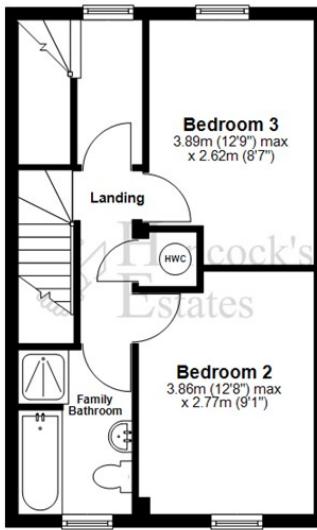
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended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



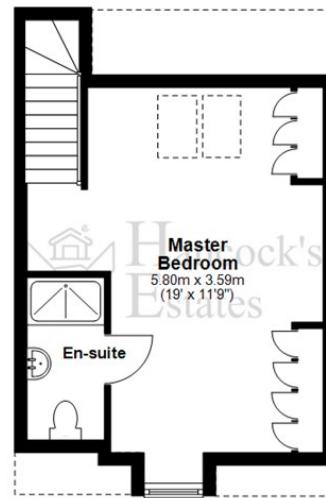
Ground Floor
Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.3 sq. feet)



Second Floor
Approx. 28.3 sq. metres (304.9 sq. feet)



Total area: approx. 109.9 sq. metres (1182.5 sq. feet)

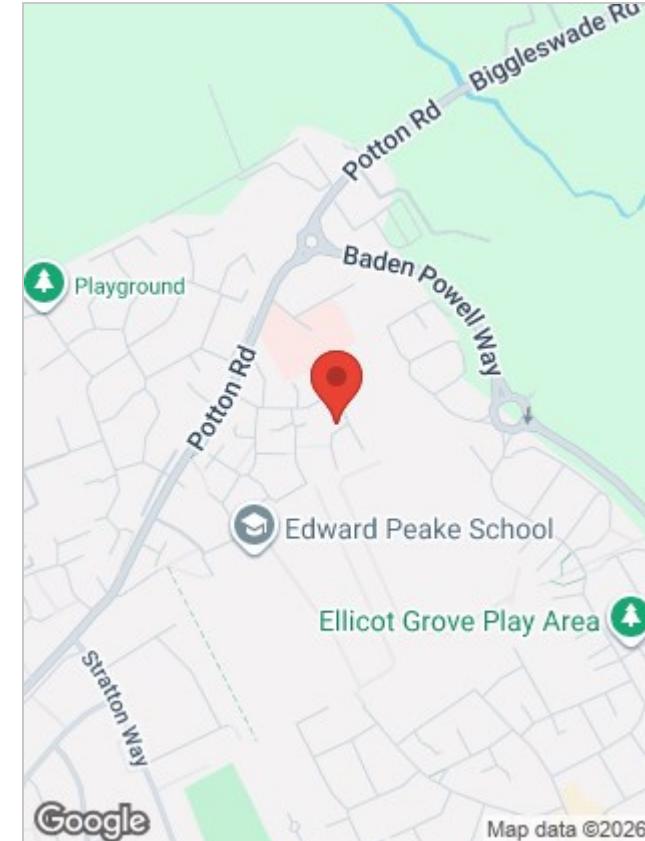
For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

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.



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

Energy Efficiency Rating		
	Current	Potential
(92 plus) A	Very energy efficient - lower running costs	
(81-91) B		78
(69-80) C		83
(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