

for sale

offers in the region of **£260,000**



## Hitchin Street Biggleswade SG18 8BL

Offered for sale CHAIN FREE is this charming two bedroom cottage which has been refurbished to a high standard and retains a number of PERIOD FEATURES AND CHARACTERISTICS. The cottage is located within close proximity for Biggleswade Train Station and High Street and VIEWING IS HIGHLY RECOMMENDED!



# Hitchin Street Biggleswade SG18 8BL

## Lounge / Diner

19' 4" x 10' 11" ( 5.89m x 3.33m )

Composite door to front. Double glazed window to front. Brick fire-place. Cupboard housing consumer meters. Modern vertical radiator. Under-stair storage cupboard. Door to kitchen. Stairs to upper floor.

## Kitchen

9' x 7' 1" ( 2.74m x 2.16m )

Double glazed window. Modern kitchen with wall and base units and wood effect worktops over. Stainless steel sink / drainer. Plumbing for washing machine. Space for fridge / freezer. Integrated hob and oven. Extractor fan. Door to rear hallway.

## Rear Hall

Internal doors offering access to kitchen and bathroom. Double glazed door to rear garden.

## Bathroom

Double glazed frosted window to rear. Low-level WC, wash hand basin with black taps and bath with electric shower over. Black mixer taps with hand held shower attachment. Glass contemporary shower screen.



## Landing

Doors to bedrooms

## Bedroom One

11' x 10' 10" ( 3.35m x 3.30m )

Double glazed window to front. Cast-iron fire-place. Radiator.

## Bedroom Two

8' 3" x 7' 10" ( 2.51m x 2.39m )

Double glazed window to rear. Radiator. Access to part boarded loft.

## Exterior

## Rear Garden

Fence enclosed rear garden. Mainly laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01480 218 868**  
**E [stneots@connells.co.uk](mailto:stneots@connells.co.uk)**

26 Market Square  
 ST. NEOTS PE19 2AF

Property Ref: SNT305363 - 0008

**Tenure:** Freehold

**EPC Rating:** D

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