

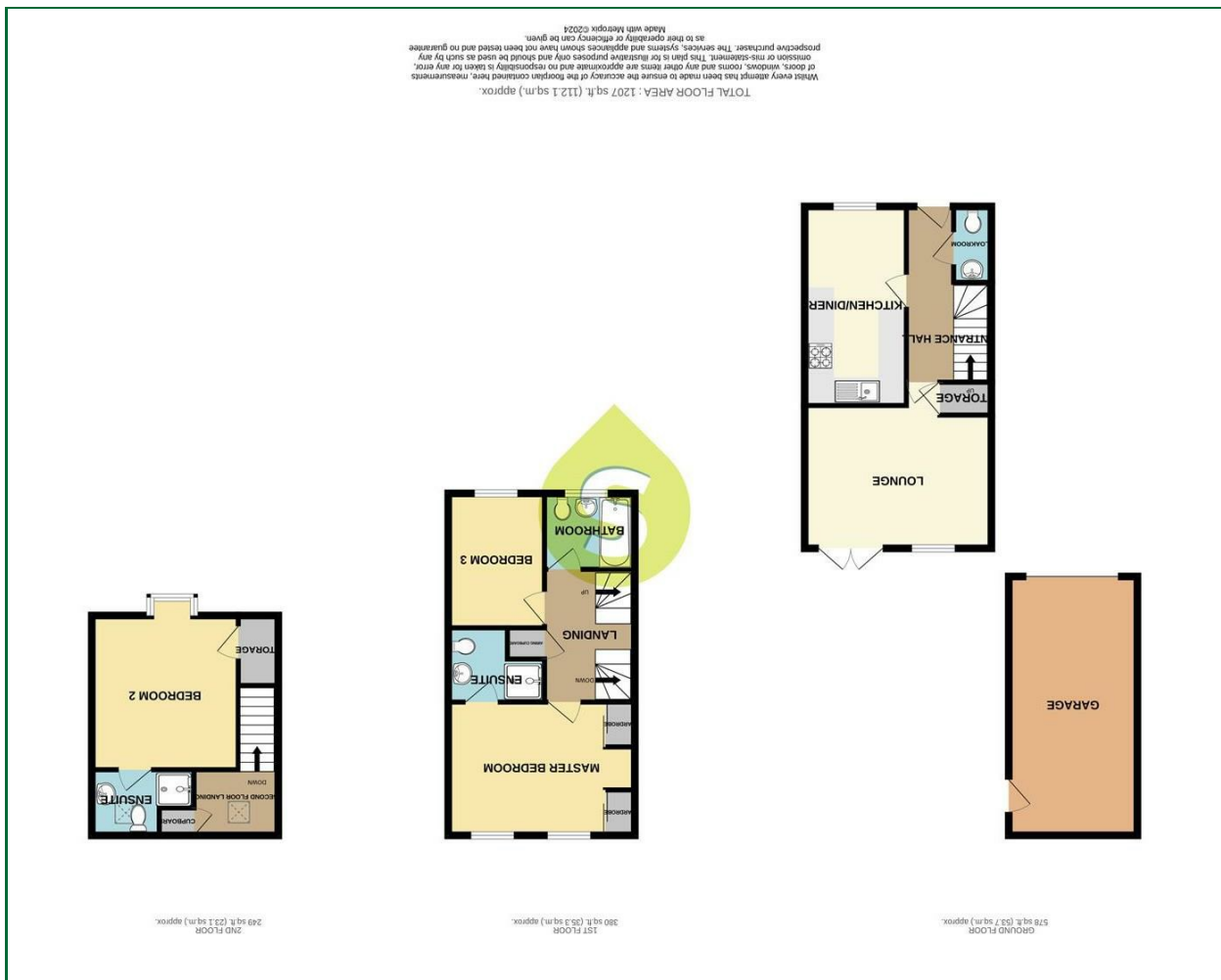


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

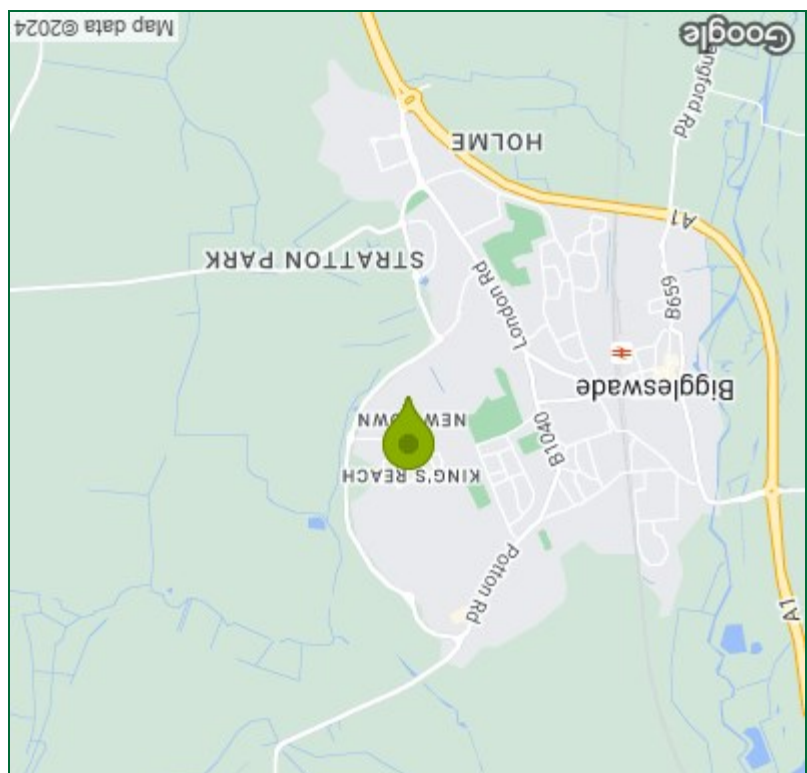
If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

Viewing

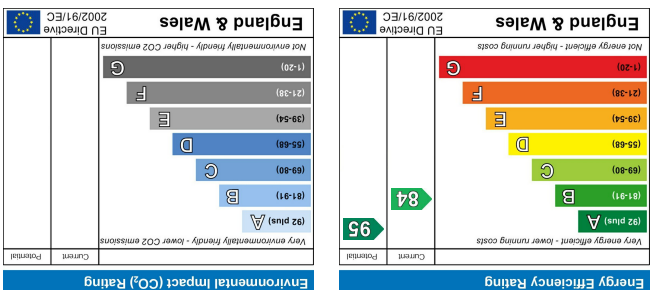
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Floor Plan



Area Map



Energy Efficiency Graph



Mersey Road,
Biggleswade | 1 Beds
£390,000



Entrance Hall

Entrance door, radiator, stairs leading to first floor, bespoke fitted understairs storage.

Cloakroom

White suite comprising of low level w.c, wash hand basin, radiator.

Lounge

14'9" x 11'7"

Window to rear, French doors to garden, storage cupboard, two radiators.

Kitchen/Diner

15'2" x 7'10"

A well fitted kitchen with a range of base and eye level units, one and a half stainless steel sink unit with mixer tap, integrated oven and hob, tiled splash back, integrated appliances including fridge/freezer, washing machine and dishwasher, inset spotlights, radiator, window to front.

Landing

Airing cupboard housing hot water tank, stairs leading to second floor.

Master Bedroom

14'9" x 9'10"

Two windows to rear, radiator, two fitted wardrobes, door to:-

En-suite

White suite comprising of fully tiled shower cubicle, wall mounted shower, wash hand basin, low level w.c, part tiled walls, extractor fan, heated towel rail.



Bedroom Three

10'3" x 7'6"

Window to front, radiator.

Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, low level w.c, wall mounted basin, part tiled walls, window to front, inset spotlights, heated towel rail.

Second Floor Landing

Velux window to rear, radiator, cupboard housing wall mounted boiler, door to:-

Bedroom Two

11'10" x 11'2"

Window to front, radiator, storage cupboard, door to:-

Ensuite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, part tiled walls, heated towel rail, Velux window to rear.

Front Garden

Block paved driveway leading to garage and providing ample off road parking, path leading to front door with decorative stone area, gated access to garden.

Garage

19'11" x 9'10"

Up and over door, power and light, eave storage space, personal door to garden.

Rear Garden

Fully enclosed garden with paved patio area, rest laid to lawn with raised decked area to rear of garden, gated access to front, electric power points in garden to patio and decked areas.

Agents Notes

Freehold.

Council Tax band D.
No service charges.

