



# Hancock's Estates

*With you every step of the way*



**10 Mersey Road, Biggleswade, SG18 8NQ**  
**£395,000 Freehold**









# 10 Mersey Road

## Biggleswade, SG18 8NQ

- Modern Three Storey Townhouse
- Three Bedrooms
- Two En-Suites
- Cloakroom and Family Bathroom
- Kitchen / Dining Room
- 47ft Drive and Sizeable Single Garage
- 42ft Enclosed Rear Garden
- Popular Modern Development
- Well Presented 'Martin Grant' Home
- Approximate 1.1 Mile Walk to Station

2020 Martin Grant townhouse with adjacent drive and sizeable garage, situated on an extremely popular development an approximate 1.1 mile walk from train station. Accommodation comprises entrance hall, cloakroom, kitchen / dining room, living room, three bedrooms, TWO en-suites plus family bathroom. A generous 42ft garden provides side gated access to a 47ft driveway.

£395,000 Freehold



Entrance Hall	
Cloakroom	
Living Room	10'11" x 14'8" (3.32m x 4.48m)
Kitchen/Dining Room	15'1" x 7'11" (4.61m x 2.41m)
Landing	
Master Bedroom	9'8" x 12'6" (2.95m x 3.80m)
En-suite	
Bedroom 3	10'3" x 7'6" (3.12m x 2.28m)
Bathroom	
Landing	
Bedroom 2	10'8" x 11'2" (3.25m x 3.41m)
En-suite	



**Garden** 42' x 26' max (12.80m x 7.92m max)  
Weather proof power point and outside tap.

**Drive** 47' (14.33m)

**Garage** 20' x 9'10" (6.10m x 3.00m)  
Power and light, side door from garden, eaves storage.

### 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, Sports Direct 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, Smyths Toys Superstore 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**  
normal.mallets.picturing

### Agents Notes

Council Tax band: D (£2,468.39 2025 / 2026)

Traditional gas fired boiler located on top floor landing.

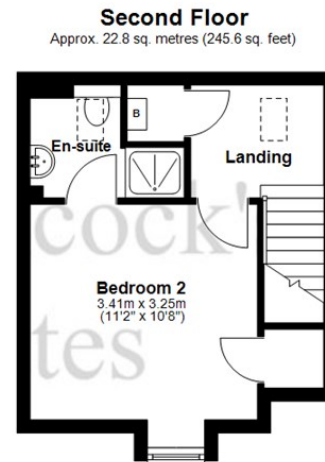
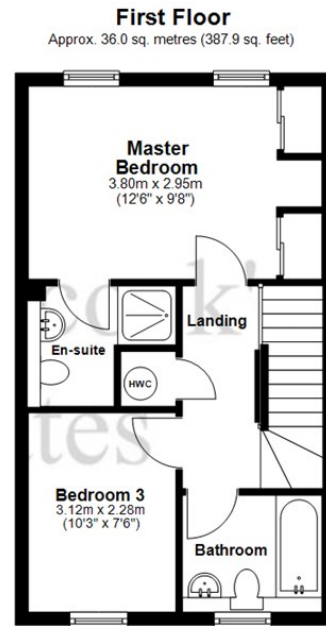
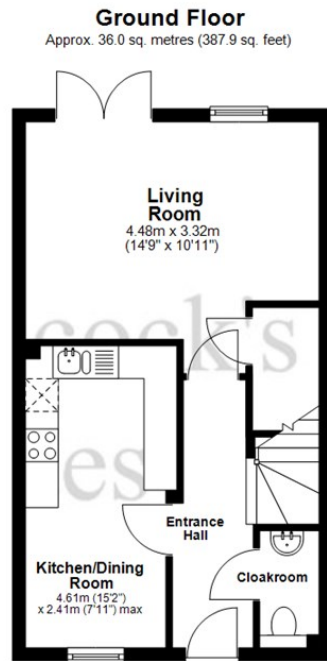
### Carefully Selected Services

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.



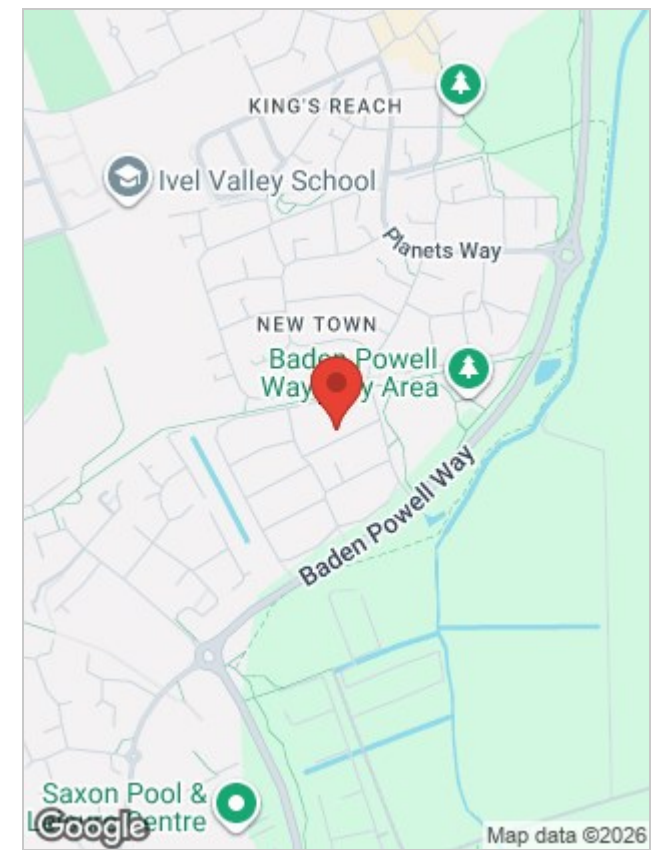






**Total area: approx. 94.9 sq. metres (1021.3 sq. feet)**

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 8NQ**

## 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) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC