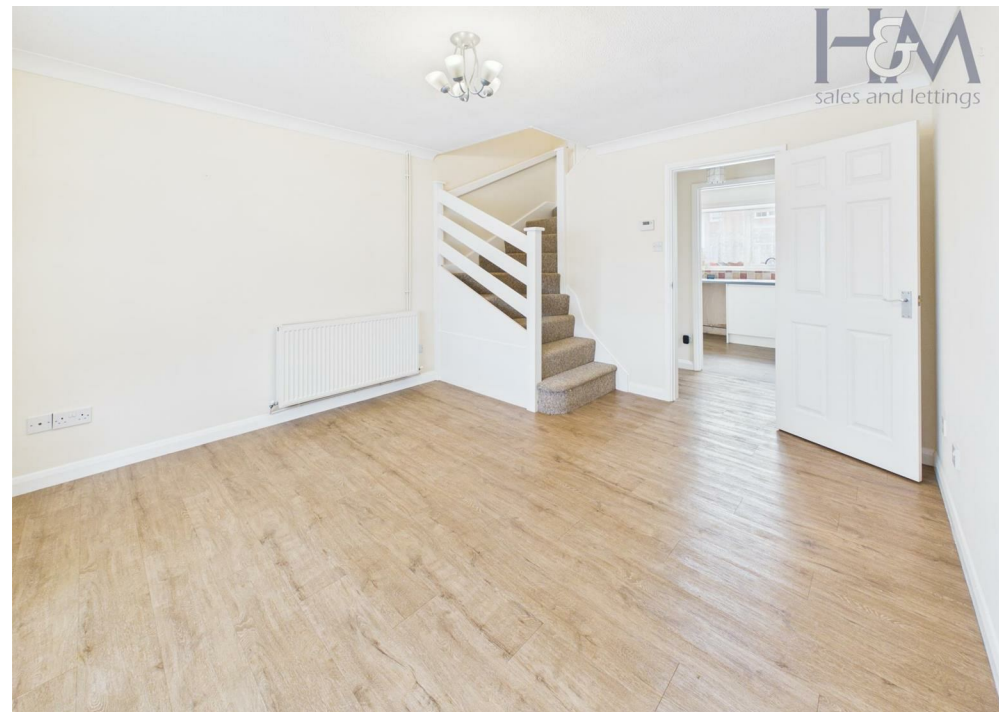


Grosvenor Gardens, Biggleswade, SG18 0NF.  
Asking Price £245,000

**H&M**  
sales and lettings



# Grosvenor Gardens, Biggleswade, SG18 0NF.

## Council Tax Band: B

Offered with VACANT POSSESSION\* is this well presented 'freehold' two bedroom end of terrace home located within a short walk to Biggleswade town centre & train station providing excellent access in to London Kings Cross.

Accommodation comprises of an entrance hall, modern fitted kitchen and lounge/dining room. To the first floor there are two bedrooms and a modern refitted bathroom. Externally the property benefits from your own enclosed rear garden an allocated parking space. along with visitors parking.

The town of Biggleswade offers a range of shops and restaurants along with a retail park consisting of an M&S, Next, TK Max to name but a few, along with a short drive to the A1(M).

### Entrance Hall

7'4 x 3'4 (2.24m x 1.02m)

Accessed by a double glazed front door, spacious understairs cloak cupboard, built in storage cupboard, doors to the lounge and kitchen.

### Lounge

11'9 x 9'8 (3.58m x 2.95m)

Double glazed box bay window to the rear aspect, radiator, stairs leading to the first floor.

### Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Double glazed window to the front aspect, range of wall and base level units, stainless steel sink drainer, built in oven and hob, space and plumbing for a washing machine and dishwasher, tiled splashbacks.

### Landing

6'7 x 3'0 (2.01m x 0.91m)

Doors to all rooms, loft access.

### Bedroom One

9'9 x 9'6 (2.97m x 2.90m)

Double glazed window to the rear aspect, radiator, range of fitted

wardrobes.

### Bedroom Two

11'9 x 7'4 (3.58m x 2.24m)

Double glazed window to the front aspect, radiator.

### Bathroom

8'2 x 4'8 (2.49m x 1.42m)

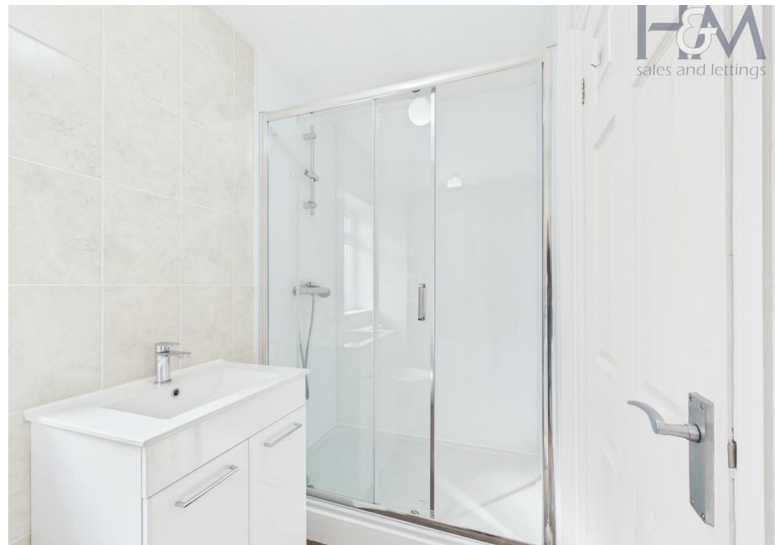
Refitted suite to include a shower cubicle with sliding door, vanity wash hand basin, low level WC, radiator, fully tiled splashbacks, double glazed opaque window.

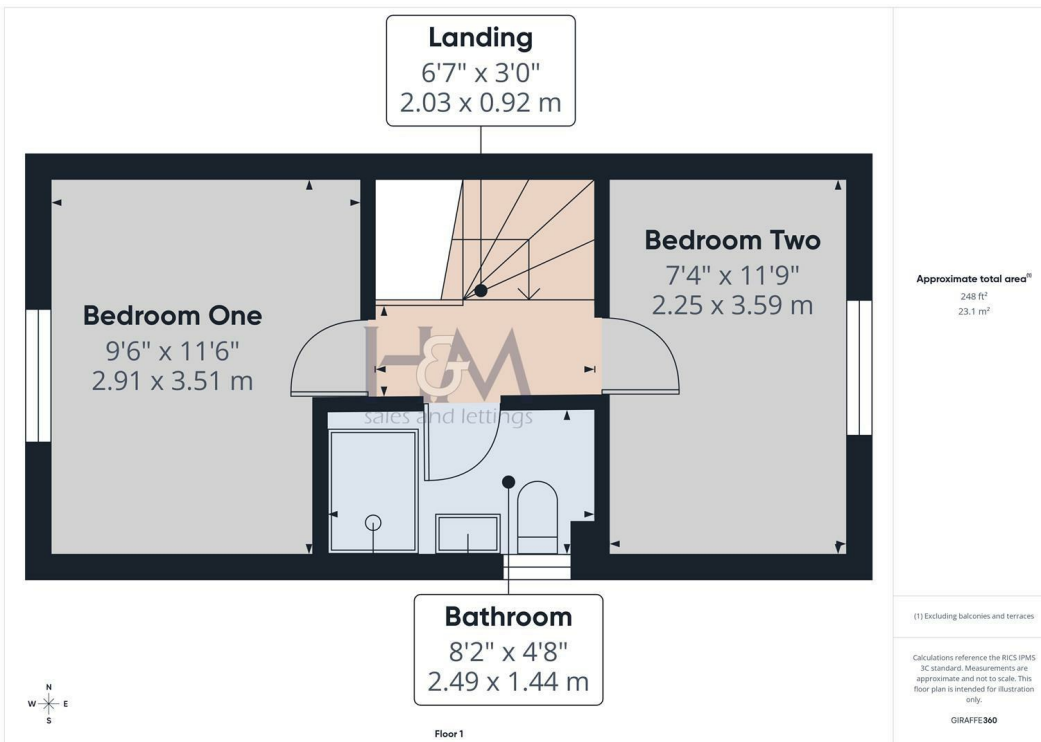
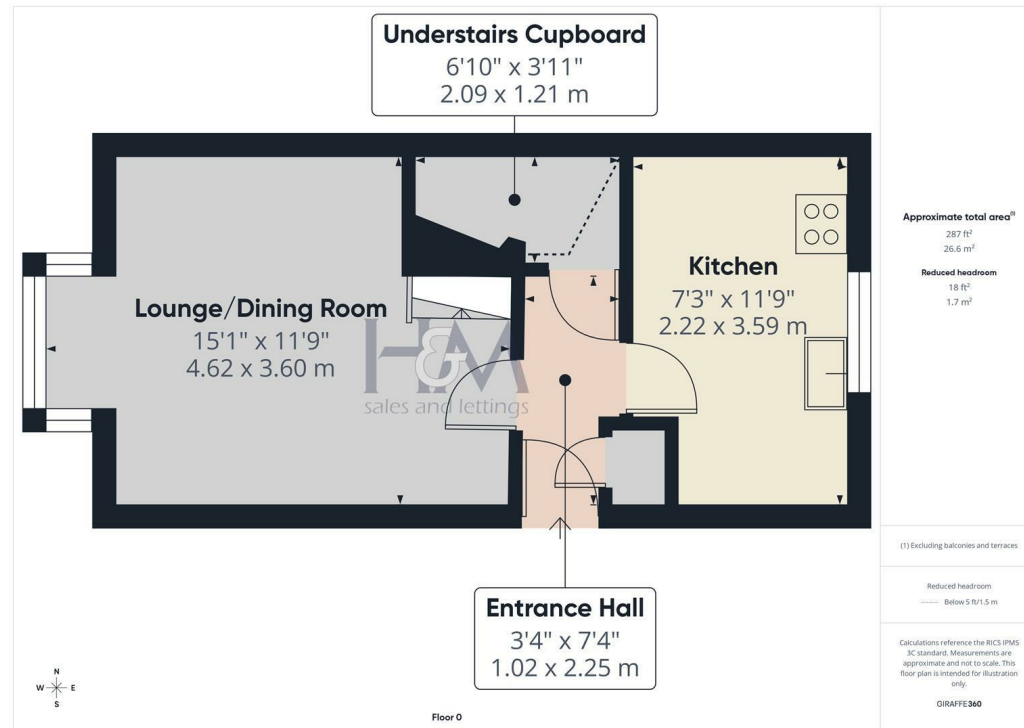
### Outside

Own allocated parking along with visitors parking, garden with picket fence border

### Additional Information\*

\*Vacant possession from the 14th June 2026





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	