



Harvest Mouse Place, Langford, Biggleswade, SG18 9RF

Welcome to

Harvest Mouse Place, Langford, Biggleswade

William h Brown are delighted to present this three-bedroom semi-detached leasehold property in the Biggleswade area.

Entrance Hall

Under-stair Cupboard, Door to Lounge

Downstairs WC

Toilet, Wash Hand Basin, Extractor, Radiator

Lounge/Dining Room

17' x 12' 7" (5.18m x 3.84m)

Carpeted, Radiator, DG Window to Rear Aspect, Door to Rear Garden

Kitchen

10' 2" max x 9' 8" max (3.10m max x 2.95m max)

Generously sized, Fitted Cooker & Hob with Extractor Hood, 1 1/2 Bowl Sink & Drainer, Tiled Splashback, Wall & Base Units, Radiator, DG Window to Front Aspect

Landing

Bedroom One

13' 5" x 9' 8" (4.09m x 2.95m)

Carpeted, Electrical Sockets, Radiator, DG Window to Rear Aspect

Bedroom Two

14' 6" x 8' 6" (4.42m x 2.59m)

Carpeted. Electrical Sockets, Radiator, DG Window to Front Aspect

Bedroom Three

10' 11" max x 8' 3" max (3.33m max x 2.51m max)

Carpeted, Electrical Sockets, Radiator, DG Window to Front Aspect

Bathroom

Bath with Shower Overhead, Shower Screen, Wash Hand Basin, Boiler (Ideal Combi), Radiator, Privacy Window to Rear Aspect

Rear Garden

Patio Laid to Lawn, Security Light

Front Garden

Tarmac to Front, Patio Surround to Front Door, Space for Two Vehicles

Agent Note

Property is being sold at 45% share. A prospective buyer will also need to apply for shared ownership to the shared ownership company (ask agent).

Agent Note

The new buyer can purchase the freehold from the management company whether that to be to buy 100% or staircase up

Rent

£613.39 per month

Service Charge

£61.90 per month





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Welcome to

Harvest Mouse Place, Langford, Biggleswade

- Three Good-Sized Bedrooms
- 45% Share
- Great for First time Buyers or Families
- Cull-De-Sac Location
- Allocated Parking for Two Vehicles

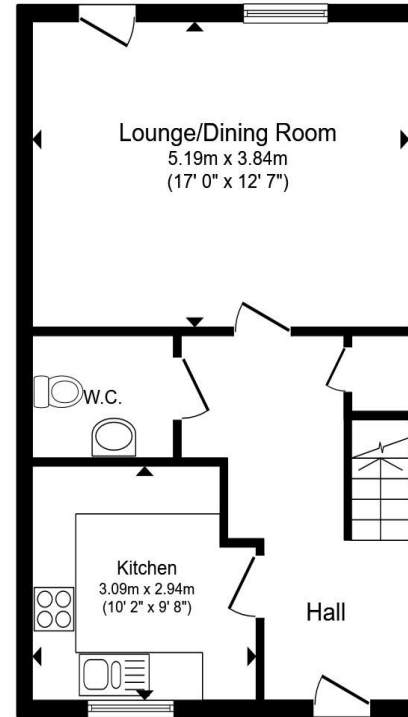
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 61.90

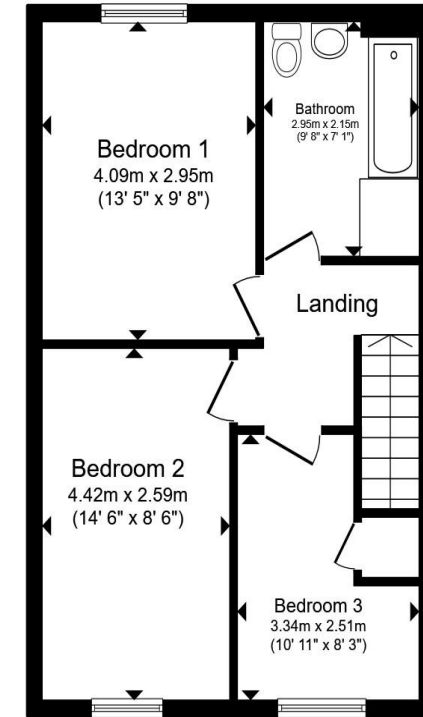
Ground Rent: 613.39

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£191,250



Ground Floor



First Floor

Total floor area 88.6 m² (954 sq.ft.) approx

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.propertybox.io



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Property Ref:
BFD105528 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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