



# Hancock's Estates

*With you every step of the way*



**Sunnyside Potton Road, Biggleswade, SG18 0EJ**  
**Offers in excess of £250,000 Freehold**





# Sunnyside Potton Road Biggleswade, SG18 0EJ

- Mature Semi-Detached Home
- Three Bedrooms
- Separate Reception Rooms
- Brick Store & Workshop
- 118ft Plot
- Considerable Potential
- Renovation Project
- Period Features

## VIEWING APPOINTMENT SLOTS NOW CLOSED ## PLEASE EMAIL INTEREST ##

Rarely available mature semi detached home requiring major renovation.  
A wonderful home with ample parking and large garden awaits anyone with the ability and vision to complete such a substantial project.

Offers in excess of £250,000 Freehold



## Porch

## Side Porch

## Entrance Hall

**Living Room** 10'10" x 12'11" (3.30m x 3.94m)

**Dining Room** 11'11" x 11'11" (3.63m x 3.62m)

**Kitchen** 8'11" x 7'0" (2.71m x 2.14m)

**Pantry** 5'9" x 2'8" (1.74m x 0.81m)

## Landing

**Bedroom 1** 11'11" x 12'6" (3.63m x 3.81m)

**Bedroom 2** 10'10" x 12'6" (3.30m x 3.81m)

**Bedroom 3** 7'3" x 6'5" (2.20m x 1.96m)

**Bathroom** 7'3" x 6'5" (2.20m x 1.96m)

## Drive

Dropped kerb in situ. Driveway not been used for some years.



### Outside

Total plot approximately 118ft (front to rear)

**Brick Store / Workshop** 10'11" x 9'1" (3.33m x 2.77m)

Plus attached larger than average coal store.

### Agents Notes

Council Tax Band D (£2591.56 2026-2027)

Property is NOT connected to mains sewerage (currently cesspit / septic tank style facility)

Probate already granted - Quick sale required.

### 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, Boots, Greggs, Subway, Iceland and many more.

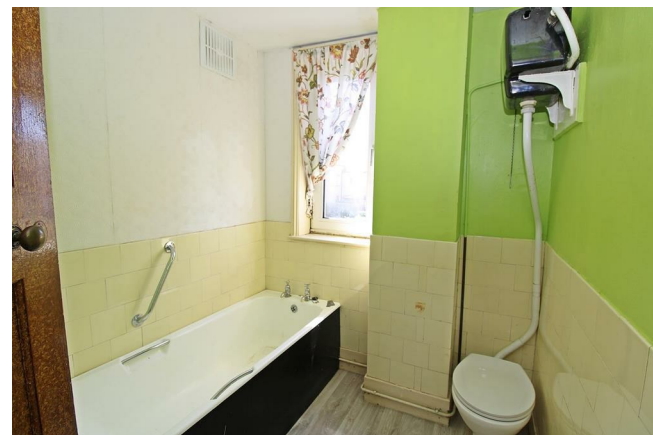
The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

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 Toy Store 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.

Literally opposite is the extremely popular Kings Reach Pub / Restaurant.



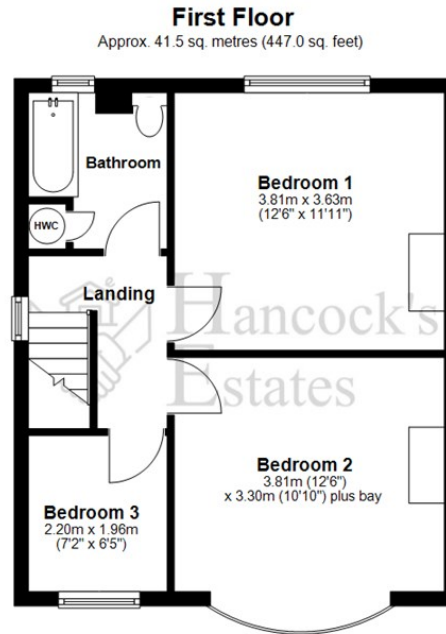
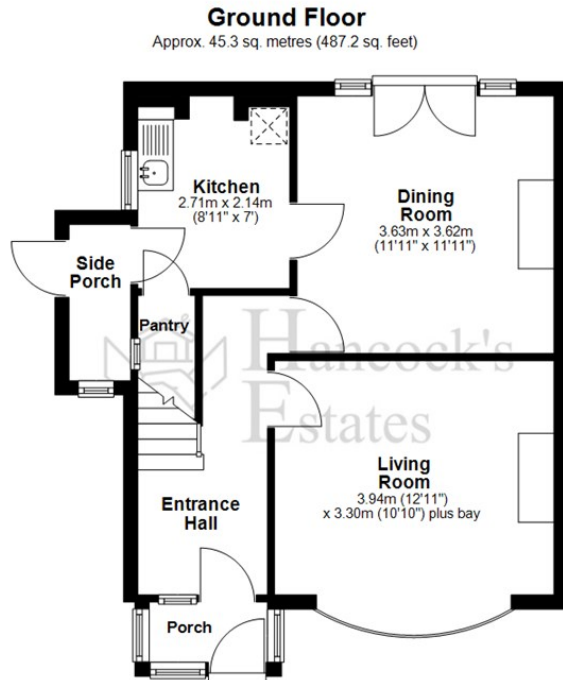
### Carefully Selected Services

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.

### Precise Location: what3words

cave.space.satellite





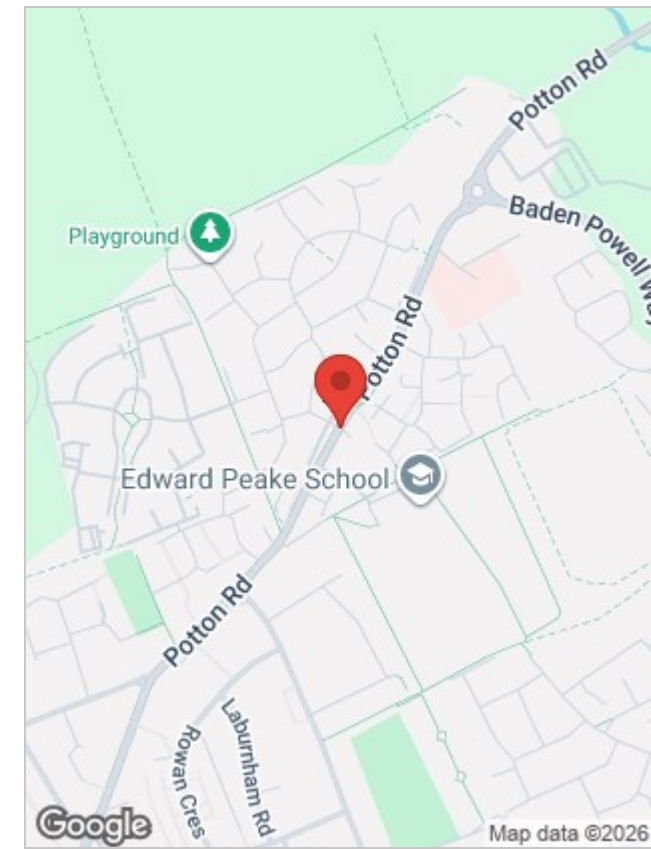
Total area: approx. 86.8 sq. metres (934.2 sq. feet)

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.

## 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.



For GPS direction please follow **SG18 0EJ**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			45
(21-38) <b>F</b>			
(1-20) <b>G</b>		11	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	