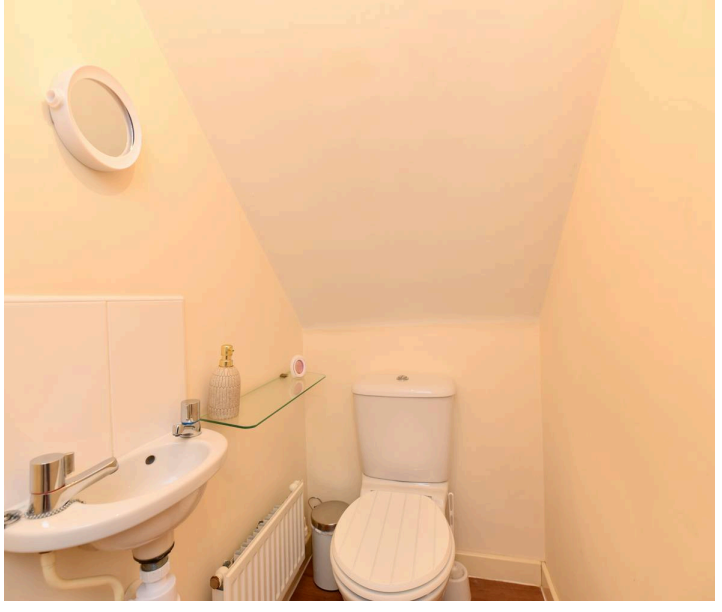
Appleton Mead, Biggleswade - SG18 8HS

Offers Over £300,000

HARVEY ROBINSON

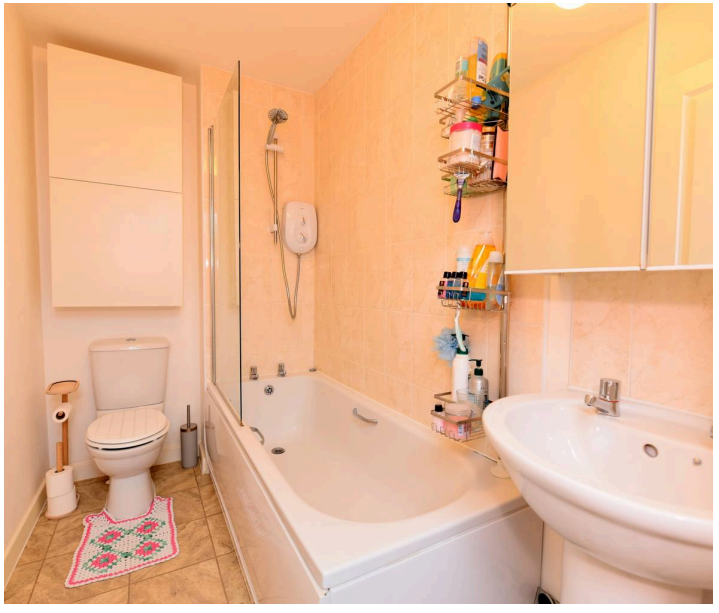
- TERRACED HOME
- TWO DOUBLE BEDROOMS
- LOUNGE / DINING ROOM
- BRIGHT AND AIRY KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOW MAINTANCE REAR GARDEN
- ONE DESIGNATED PARKING SPACE
- WALKING DISTANCE TO AMENITIES



MR
MRS

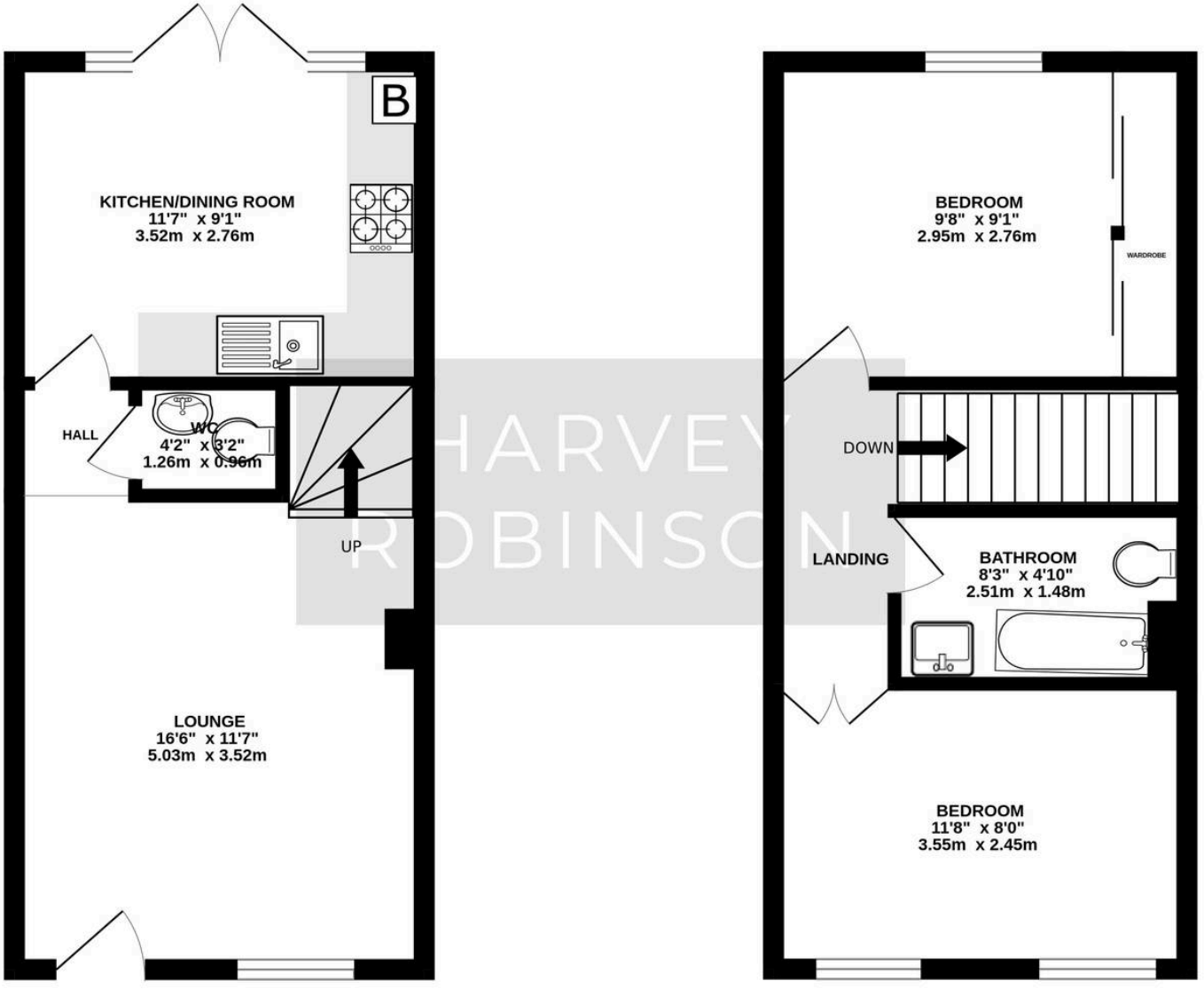
This beautifully presented two-bedroom terraced home offers a superb opportunity for first-time buyers, professionals, or those seeking a well-appointed property in a convenient location close to local amenities. Upon entering, you are welcomed by a spacious lounge and dining room, designed to provide a comfortable and versatile living area suitable for both relaxing and entertaining. The bright and airy kitchen and breakfast room is thoughtfully laid out, featuring modern fixtures and ample space for casual dining, making it an inviting spot for morning coffee or evening meals. A practical downstairs cloakroom adds to the convenience of day-to-day living. Upstairs, you will find two generously sized double bedrooms, each offering plenty of space for furnishings and storage, creating peaceful retreats for rest and relaxation. The family bathroom is well-appointed and modern. Throughout the property, attention to detail is evident, with stylish décor. The property also benefits from one designated parking space, providing peace of mind and convenience for residents. Situated close to a range of local amenities, including shops, schools, and transport links, this home combines comfort, practicality, and an excellent location, making it a stand-out choice for discerning buyers.

LOCATION AND AMENITIES Located a short distance from Central Square, the property is close to a range of local amenities, including a convenience store, family-owned café, primary school, community centre, and nearby play parks. Biggleswade town centre is just over a mile away, offering shops, popular bars, and restaurants, with further big-brand shopping available at the Retail Park on the outskirts of town. The mainline train station provides access to London Kings Cross and St Pancras in approximately 40 minutes, making this an ideal home for commuters.



GROUND FLOOR
293 sq.ft. (27.3 sq.m.) approx.

FIRST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



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TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 2016
Council Tax Band: C
Rear Garden Aspect: North/West
Water Meter: Yes
Boiler Installed: 2016
Boiler last serviced: 21.06.2024
EPC Rating: C
Loft: Boarded
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.7 miles
Biggleswade Railway Station: 1.1 miles walking distance
Cambridge: 20.7 miles
Bedford: 13.6 miles
Milton Keynes: 29.5 miles
London: 46.6 miles