



# Hancock's Estates

*With you every step of the way*



**14 Tansey End, Biggleswade, SG18 8WL**  
**£325,000 Freehold**





# 14 Tansey End Biggleswade, SG18 8WL

- Three Bedrooms
- Cloakroom, Bathroom & En-Suite
- Conservatory
- Kitchen / Breakfast Room
- Garage and Parking in Front
- Cul-De-Sac Location
- Sought After Established Development
- Gas Radiator Heating & Double Glazing
- Some Updating Required
- No Forward Chain

An extremely realistically priced home that would benefit from some improvement throughout. Located on an established, sought after development, this three bedroom family home is available with no forward chain and is within walking distance of the town centre and train station. Accommodation comprises entrance hall, cloakroom, kitchen / breakfast room, living room, conservatory / dining room, three bedrooms, bathroom and en-suite. There is an adjacent single garage plus parking in front.



**£325,000 Freehold**

## Entrance Hall

## Cloakroom

**Living Room** 16'10" x 14'8" (5.14m x 4.48m)

**Kitchen/Breakfast Room** 11'9" x 7'9" (3.57m x 2.35m)

**Conservatory** 8'11" x 13'6" (2.72m x 4.11m)

## Landing

**Bedroom 1** 9'7" x 11'2" (2.92m x 3.40m)

## En-suite

**Bedroom 2** 12'1" x 8'2" (3.68m x 2.49m)

**Bedroom 3** 8'10" x 6'2" (2.68m x 1.88m)

## Bathroom

**Garage** 17'9" x 8'10" (5.41m x 2.69m)

Power and light.

**Garden**

29' x 19ft (8.84m x 5.79mft)

Side gated access

**Agents Notes**

Council Tax Band: D £2591.56 (2026 - 2027)

Latest boiler service: 16th March 2026

**Precise Location**

what3words: thin.disband.makeup

**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.

**About The Area**

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and 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.

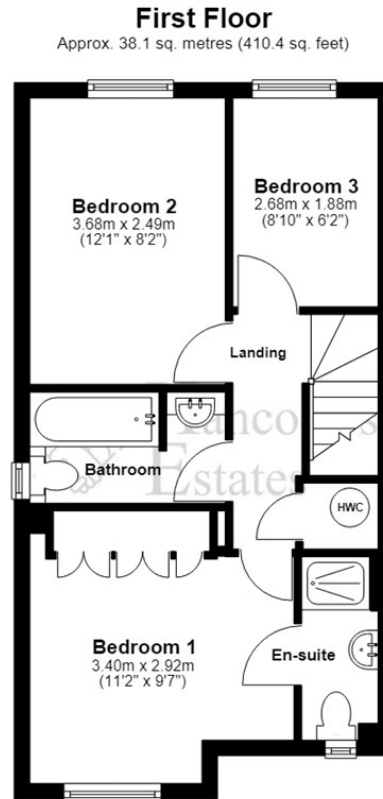
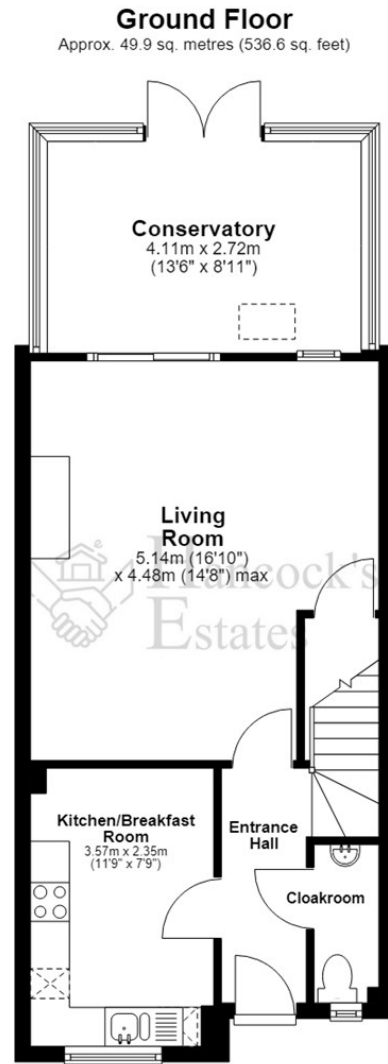
The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toy Store and B&Q to name a few, plus Lidl supermarket.

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.

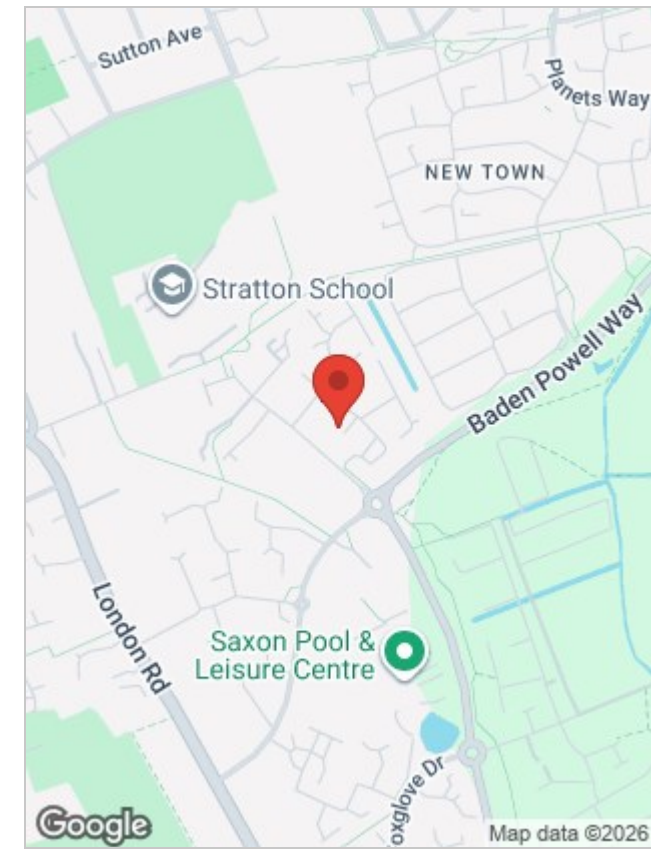
Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.







Total area: approx. 88.0 sq. metres (947.0 sq. feet)



For GPS direction please follow **SG18 8WL**

## 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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(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	