



Rose Lane, Biggleswade, SG18 0JT  
£242,500

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DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this vacant two bedroomed property that is presented in good condition and nestled on Rose Lane in Biggleswade just off of the Town Centre.

Downstairs has a light and airy open plan lounge and dining area. The kitchen is well appointed and at 12', it offers great space as well as having a newly fitted hob to compliment the existing oven. There is a Worcester gas combi boiler that was fitted in April 2025 complete with Hive heating control thus ensuring efficient heating and water.

The property boasts two good-sized bedrooms, providing ample space. There is a re-fitted bathroom on the ground floors which has modern touch, ensuring convenience and comfort for daily routines.

One of the standout features of this property is its prime location, just a stone's throw from the town centre and the Biggleswade mainline station, making it ideal for commuters and those who enjoy the vibrancy of local amenities.

Additionally, the property has a 10'9 x 10'9 outbuilding that has had some plastering carried out as well as having an electric supply, it is simply crying out for the new owners to convert to an office/utility room/studio, the choice is yours.

Given its condition, location and the fact this home is vacant, it will appeal to first time buyers and investors alike.

Biggleswade Town is located very close by with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross/St Pancras within 40 minutes making it ideal for the commuter. The A1 is also just a few minutes away giving plenty of options for travel.

The property is offered chain free and viewings are highly recommended.

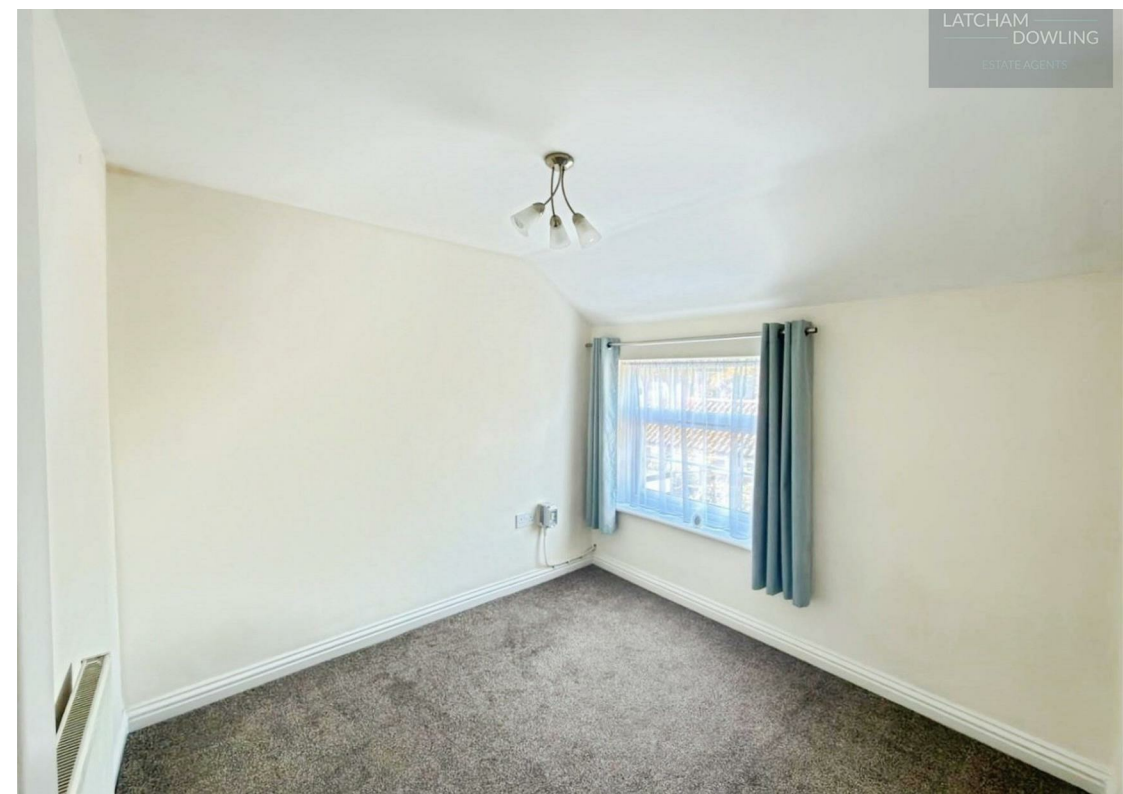
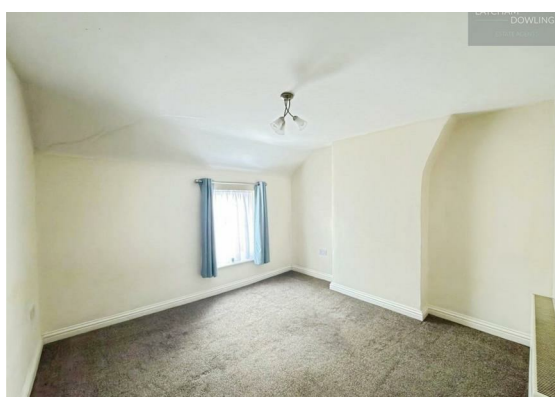
### Entrance

### Lounge

11'1 x 11'2 (3.38m x 3.40m)

### Dining area

11'1 x 9'10 (3.38m x 3.00m)



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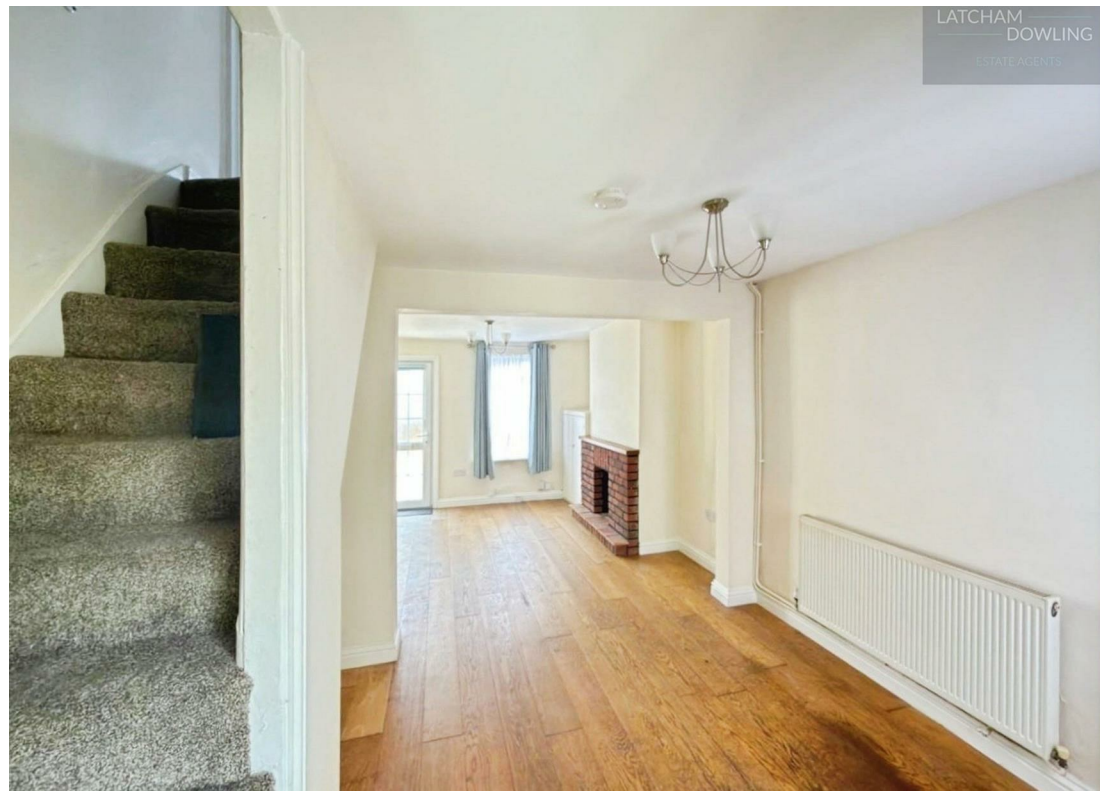
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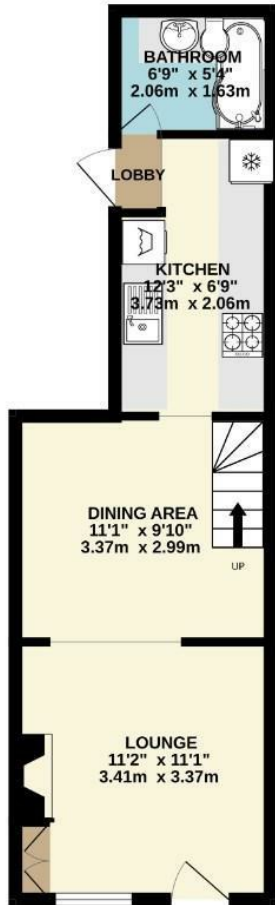


- Kitchen**  
12'3 x 6'10 (3.73m x 2.08m)
- Rear Lobby**
- Bathroom**
- First Floor**
- Landing**
- Bedroom One**  
11'1 x 11'2 (3.38m x 3.40m)
- Bedroom Two**  
8'5 x 8'4 (2.57m x 2.54m)
- Courtyard Rear garden**
- Outbuilding**  
10'9 x 10'9 (3.28m x 3.28m)
- Agents note re-parking**

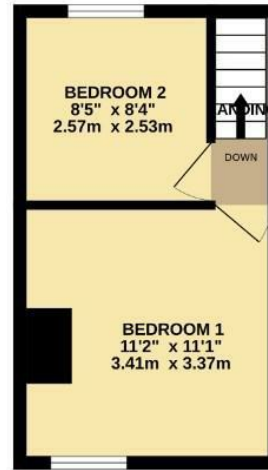


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GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

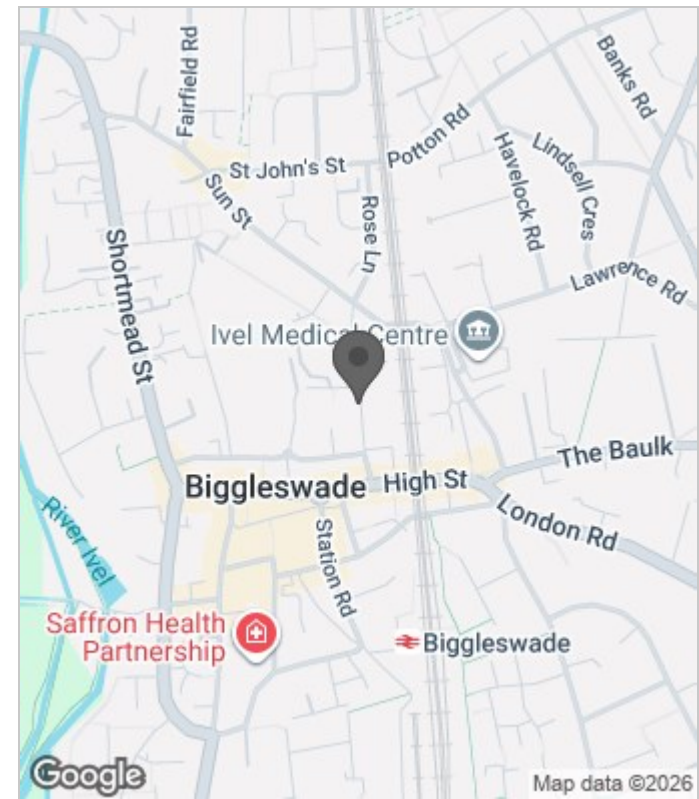


1ST FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



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>		
(55-68) <b>D</b>	<b>67</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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.