



Hancock's Estates
With you every step of the way



7 Pople Road, Biggleswade, SG18 8GJ
£306,950 Freehold





7 Pople Road

Biggleswade, SG18 8GJ

- Two Double Bedrooms
- Cloakroom, Bathroom & En-Suite
- Modern Open Plan Living
- Kitchen with Integrated Appliances
- Gas Radiator Heating (Combi)
- 30ft x 15ft Rear Garden
- Allocated 'side by side' Parking Spaces
- Approximate 1.1m Walk to Station
- Local Shopping Court Nearby
- Great First Time Buy

Superb First Time Buy in a popular modern development with access to local shopping court, schools, playparks and Biggleswades 'Green Wheel'

Accommodation comprises open plan living / kitchen area with separate utility / store and cloakroom.

First floor provides two double bedrooms, bathroom and en-suite shower.

The enclosed 30ft rear garden leads onto a courtyard with two 'side by side' allocated parking spaces.



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Entrance Area	
Cloakroom	4'11" x 4'2" (1.50m x 1.27m)
Utility / Store	
Open Plan Living	22'10" x 13'1" (6.96m x 3.98m)
Landing	
Bedroom 1	11'10" x 9'9" (3.61m x 2.98m)
En-suite	
Bedroom 2	10'7" x 8'3" (3.23m x 2.51m)
Bathroom	
Rear Garden	30' x 15' (9.14m x 4.57m)
Rear gated access. Outside tap and light point. Sunny / bright SSW aspect	
Allocated Parking Spaces	
Allocated 'side by side' parking for two vehicles.	



Agents Notes

Council Tax Band: C £2303.60 (2026/2027)

About The Area

The Kings Reach shopping court offers a Sainsbury 'local', Pizza / Chicken take out, Arts & Craft studio, Fish and Chips, Barbers plus nearby community hall and Lower School with attached Nursery.

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent shops to High Street brands such as Boots, Greggs, Subway, Iceland, Sports Direct 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 Toys Superstore and B&Q to name a few, plus Lidl supermarket.

Amongst the recent Train Station improvements with Bus Interchange and accessibility, there is a secure (key fob access) 44 bike storage area.

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.

Precise Location: what3words

humble.headed.beakers

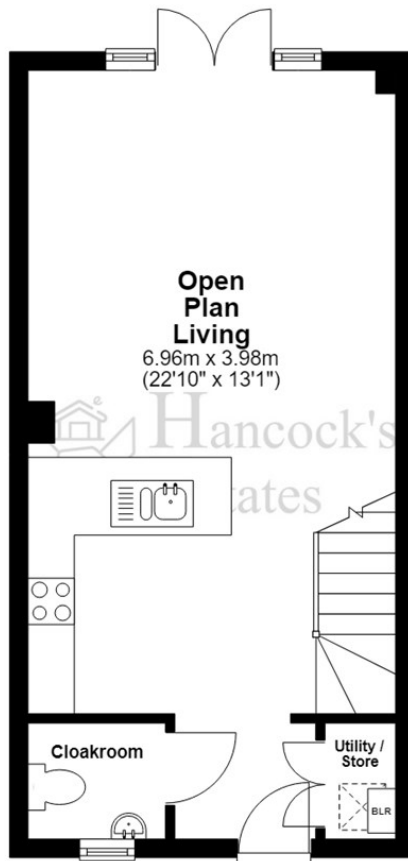
Carefully Selected Services

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.



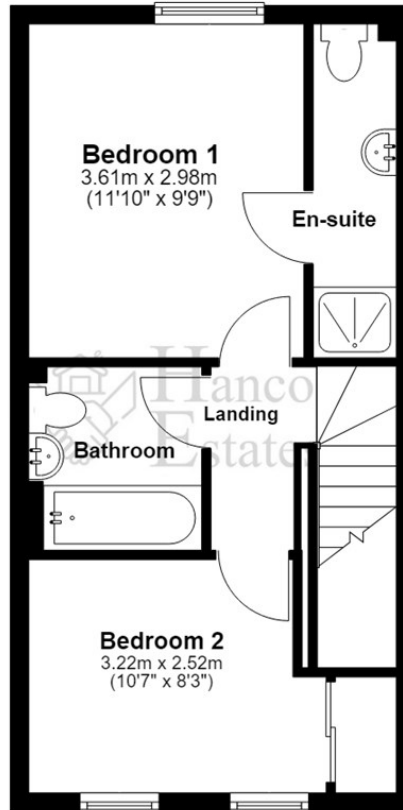
Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)

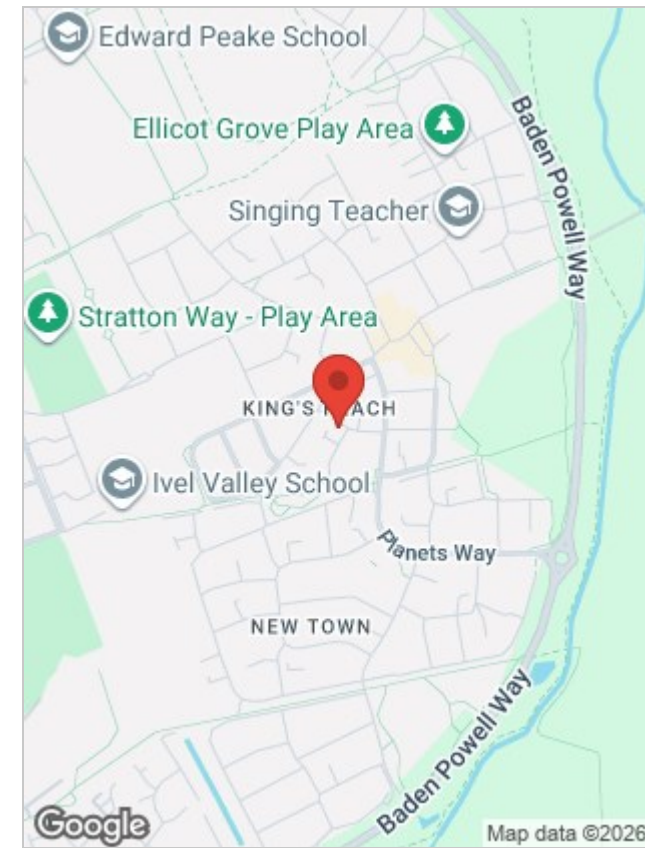


First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 66.2 sq. metres (712.1 sq. feet)



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

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
	79	84