



Hancock's Estates
With you every step of the way



16 Tennyson Avenue, Biggleswade, SG18 8QD
£265,000 Freehold





16 Tennyson Avenue Biggleswade, SG18 8QD

- Superb First Time Buy
- Two Bedrooms
- Electric Heating & Solar Panels
- Double Glazing
- Kitchen / Dining Room
- EPC Rating B
- Easy Access to A1 and Retail Park
- Close to Town Centre and Station
- Allocated Parking
- No Forward Chain

A superb first time buy or investment purchase, this home has attracted an energy performance / efficiency (EPC) rating B, with electric heating and solar panels and is available with no onward chain. Situated within moments of the train station and town centre, the property also offers easy access to the A1 and local retail park.

An allocated parking space is located at the front of the property in the 'residents only' area and brand new carpets were fitted July 2026.



Living Room 14'0" x 12'8" (4.26m x 3.87m)

Kitchen/Dining Room 12'8" x 9'3" (3.86m x 2.82m)

Landing

Bedroom 1 10'9" x 9'10" (3.28m x 3.00m)

Bedroom 2 12'8" x 6'10" (3.86m x 2.08m)

Bathroom 6'8" x 6'2" (2.03m x 1.88m)

Garden 27' x 13' (8.23m x 3.96m)
Side gated access, outside tap, timber shed.

Allocated Parking
Single allocated parking space adjacent the property.

Agents Notes
Council Tax Band: B £2,015.66 (2026-2027)
Brand new carpets fitted July 2026
Solar Panels Fitted (Owned)
Owner has informed it is a 4kW solar panel system.



Precise Location

what3words: bucks.chuck.thread

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.

Controlled Parking Zone

The close proximity to town centre and train station means the road is kept safe and unblocked by Council operated timed parking restrictions. Whilst not essential given the properties off road allocated parking, IF required, on road permits can be applied for currently at the rates shown below.

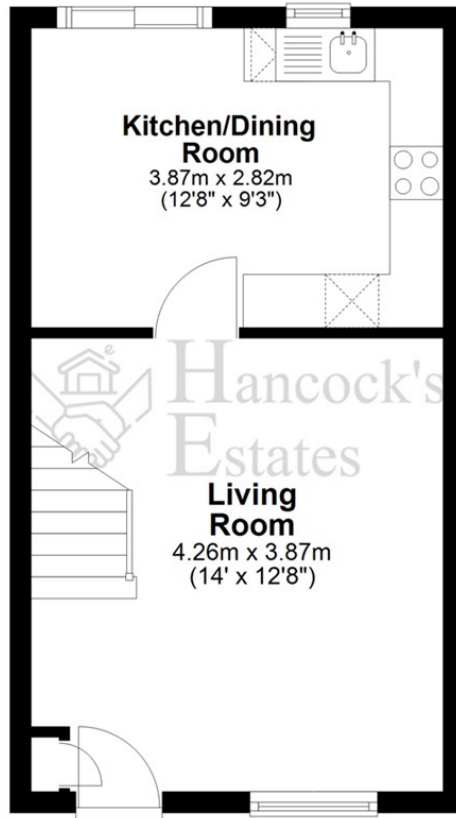
Charges for annual residents' parking permits are as follows:

1st vehicle in household: £31.20
 2nd vehicle in household: £95.30
 3rd vehicle in household: £127.10
 book of 25 visitor permits: £32.50



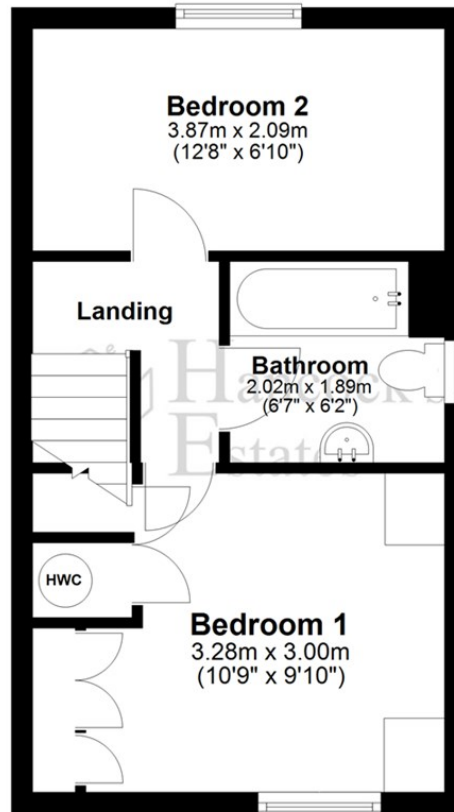
Ground Floor

Approx. 27.8 sq. metres (299.2 sq. feet)

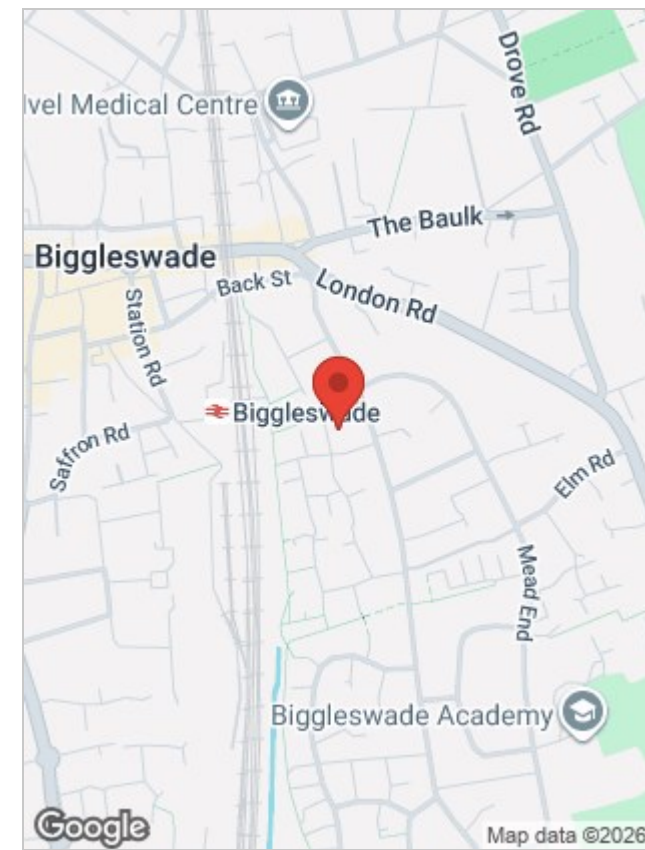


First Floor

Approx. 27.8 sq. metres (299.2 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 sq. feet)



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

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		91
(81-91) B	81	
(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		