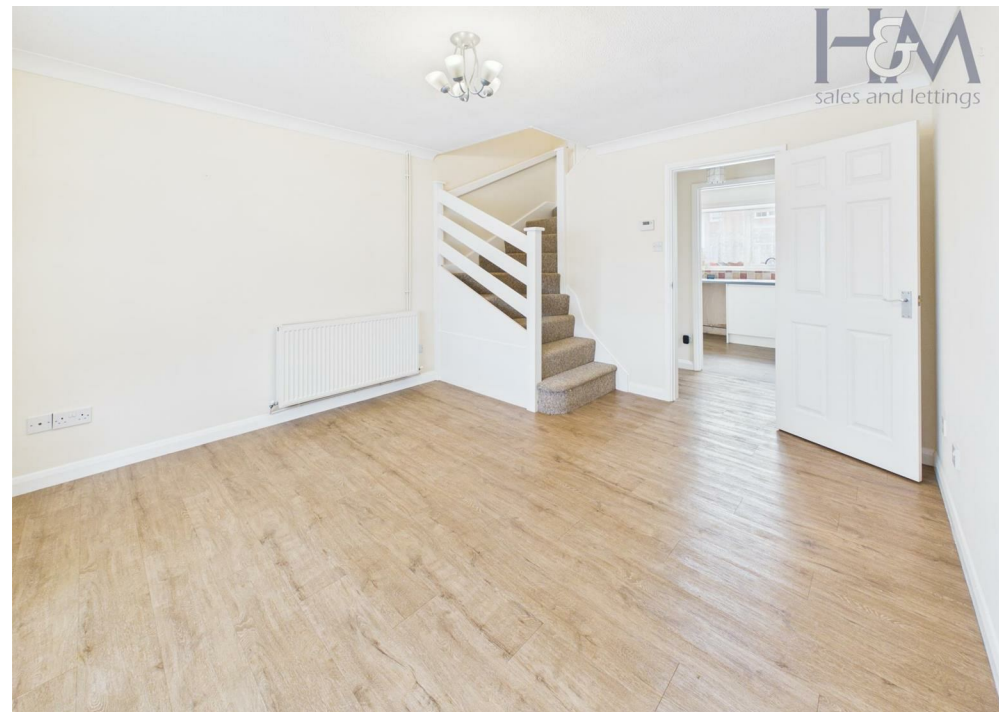


Grosvenor Gardens, Biggleswade, SG18 0NF.
Asking Price £245,000

H&M
sales and lettings



Grosvenor Gardens, Biggleswade, SG18 0NF.

Council Tax Band: B

Offered with VACANT POSSESSION is this well presented two bedroom end of terrace home located within a short walk to Biggleswade town centre & train station providing excellent access in to London Kings Cross.

Accommodation comprises of an entrance hall, modern fitted kitchen and lounge/dining room. To the first floor there are two bedrooms and a modern refitted bathroom. Externally the property benefits from your own enclosed rear garden and a allocated parking space.

The town of Biggleswade offers a range of shops and restaurants along with a retail park consisting of an M&S, Next, TK Max to name but a few, along with a short drive to the A1(M).

Entrance Hall

7'4 x 3'4 (2.24m x 1.02m)

Accessed by a double glazed front door, spacious understairs cloak cupboard, built in storage cupboard, doors to the lounge and kitchen.

Lounge

11'9 x 9'8 (3.58m x 2.95m)

Double glazed box bay window to the rear aspect, radiator, stairs leading to the first floor.

Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Double glazed window to the front aspect, range of wall and base level units, stainless steel sink drainer, built in oven and hob, space and plumbing for a washing machine and dishwasher, tiled splashbacks.

Landing

6'7 x 3'0 (2.01m x 0.91m)

Doors to all rooms, loft access.

Bedroom One

9'9 x 9'6 (2.97m x 2.90m)

Double glazed window to the rear aspect, radiator, range of fitted wardrobes.

Bedroom Two

11'9 x 7'4 (3.58m x 2.24m)

Double glazed window to the front aspect, radiator.

Bathroom

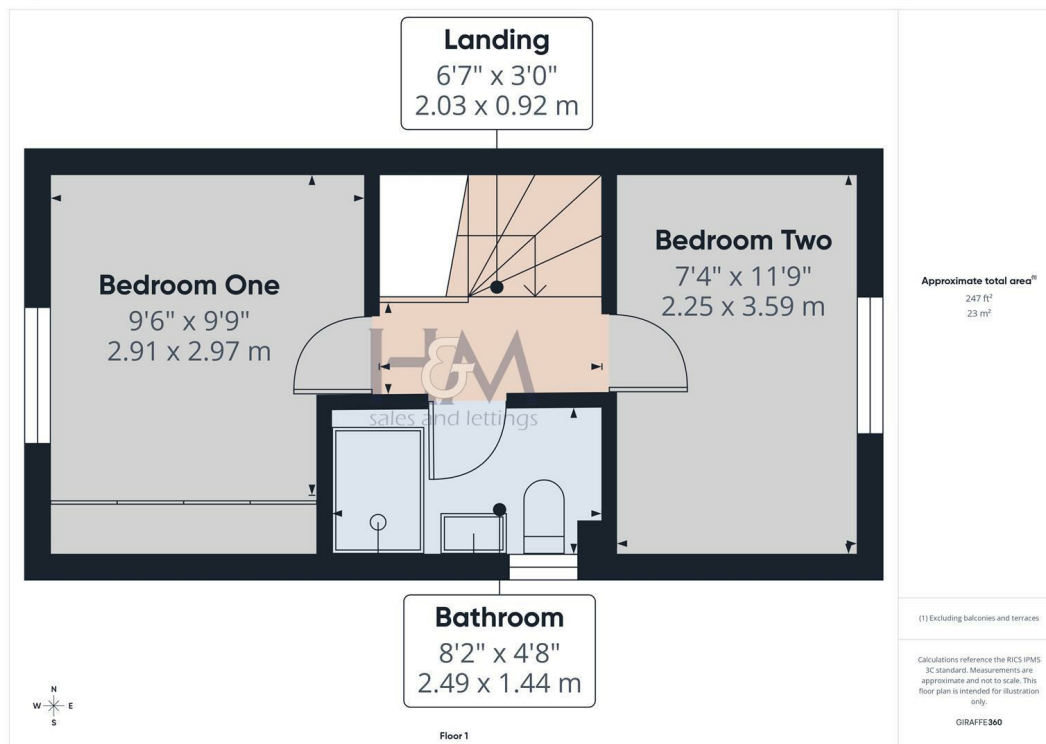
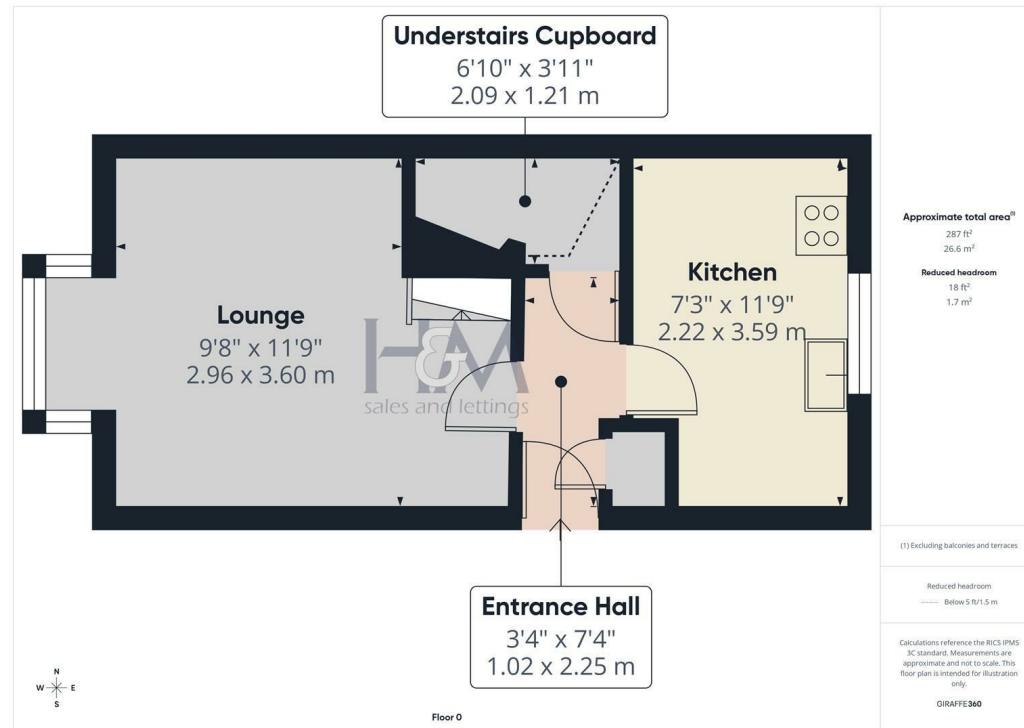
8'2 x 4'8 (2.49m x 1.42m)

Refitted suite to include a shower cubicle with sliding door, vanity wash hand basin, low level WC, radiator, fully tiled splashbacks, double glazed opaque window.

Outside

Allocated parking, own garden with picket fence border





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	