



Potton Road, Biggleswade

Offers Over £300,000

- Completed onward chain
- Kitchen/Diner
- Large workshop area
- Close proximity to Town and Train Station
- Viewing Highly Advised
- Three Bedrooms
- Off-road parking for two cars
- WC
- Excellent first time buy

****COMPLETED CHAIN ABOVE**** Ideal for first time buyers, this spacious and well presented family home, in a popular location and within walking distance of Biggleswade town centre and train station. The property benefits from a driveway for two cars, great size lounge and bedrooms and enclosed rear garden with large workshop area currently used as a gym. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years.

3 2 1 D

Council Tax Band: C



Ground Floor

Porch/Entrance Hall

Lounge

10'11" x 17'0"

Kitchen

12'2" x 13'10"

WC

First Floor

Bedroom

14'1" x 9'0"

Bedroom

8'8" x 11'1"

Bedroom

8'0" x 7'9"

Shower Room

6'0" x 5'4"

Externally

Gym/Garden Room

15'3" x 10'9"

Store/Workshop

7'1" x 10'9"

Parking

Off road parking for two cars to front

Agent Disclaimer

Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

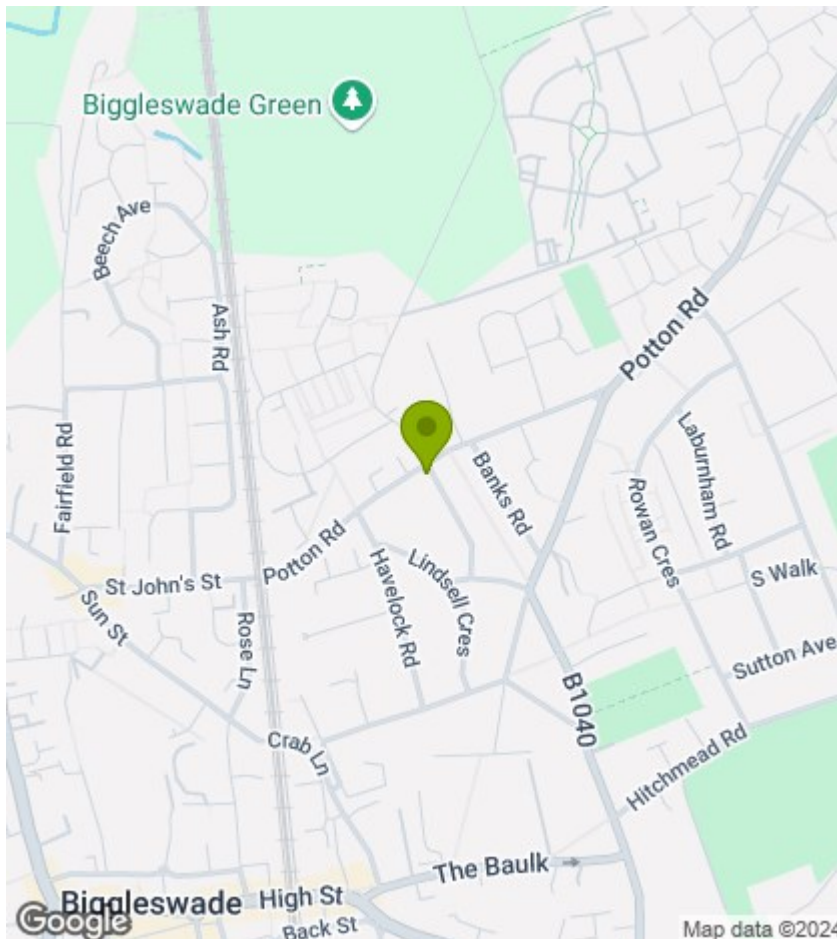
(i) Any areas, distances or measurements are for guidance only. along with text, photographs and floor plans and buyers are advised to check measurements before committing to any expense
(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents

(iiii) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any

obligation to use the services of the recommended provider.





Directions

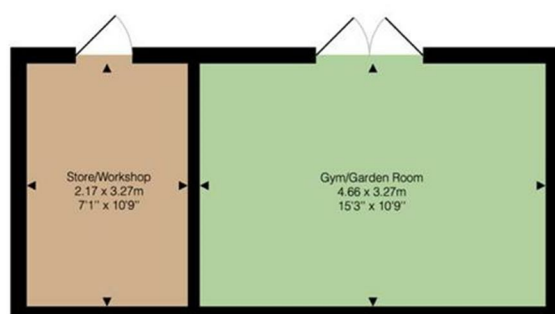
Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		60
(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



Potton Road, Biggleswade, SG18 0DX

Approximate Total Area: 99.2 m² ... 1067 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.