



# Sun Street

Biggleswade,  
Bedfordshire, SG18 0BP  
**£265,000**

country  
properties



Available CHAIN FREE, this well-presented two double bedroom semi-detached property is situated along Sun Street in Biggleswade, close to the town centre and train station.

On the ground floor, there is a very generously-sized kitchen/diner, which is in excess of 15ft, and leads to the cellar. The lounge is situated to the front of the property, and features ample living space for entertaining. Accessed via the kitchen, is a spacious cellar, with lots of potential.

On the first floor, are two well-sized double bedrooms, one positioned to the front of the property with built-in wardrobe, and the second bedroom is positioned to the rear of the property, overlooking the garden. The well-appointed family bathroom, is a three-piece suite including an L-Shaped bath with shower over, W.C. and wash hand basin.

Externally, there is a lovely patio garden accessed via French doors in the kitchen, which is a sun-trap in the summer months, and includes a brick-built outhouse with a light. The garden can also be accessed from the side of the property via a wooden gate.

#### Location

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Two Double Bedrooms
- CHAIN FREE
- Large kitchen
- Patio garden
- Period property
- Cellar















All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

# Viewing by appointment only

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