



Rowletts View

Biggleswade,
Bedfordshire, SG18 0FD
£245,000

country
properties

This stunningly presented detached coach house is positioned in Biggleswade, Bedfordshire. Set behind a driveway providing ample off-street parking and access to the garage, this attractive property offers both convenience and practicality from the outset.

Upon entering, you are welcomed into a bright and spacious open-plan living area, filled with natural light from large windows and sky-light windows, offering a comfortable space for both relaxing and entertaining. The adjoining kitchen is well-equipped with generous storage, making it both functional and stylish. The bedroom provides a peaceful and comfortable retreat, finished to a high standard and benefiting from ample built-in storage, creating a calm and restful environment. The well presented and modern bathroom comprises of a shower over bath, W.C. and wash hand basin.

Externally, to the rear, the property enjoys a private garden, offering a pleasant outdoor space to unwind, dine, or entertain during the warmer months. Off-road parking and a conveniently situated garage are also positioned to the front of the property.

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.

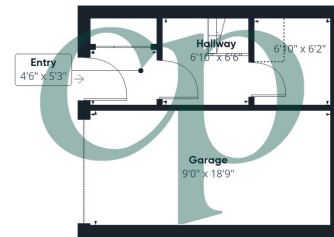
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Open plan living & dining area
- Garage & off road parking
- Freehold
- Large bedroom with built-in wardrobes
- Family bathroom
- Immaculate condition throughout

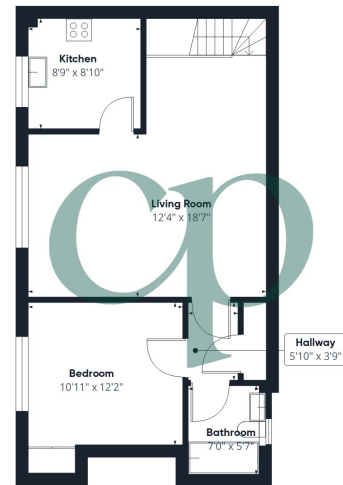








Floor 0



Floor 1



Approximate total area⁽¹⁾
890 ft²

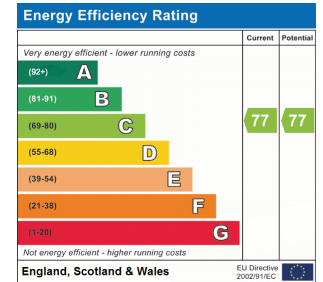
Reduced headroom
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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