

19 Boddington Gardens, Biggleswade, SG18 0PH

THOMAS MORRIS







Asking Price: £390,000
Freehold

Boddington Gardens, Biggleswade, SG18

- Extended Detached Bungalow
- Well Presented Throughout
- Modern Kitchen with Integrated Appliances
- Garage and Driveway
- Two Double Bedrooms
- Ensuite to Main Bedroom
- L Shaped Garden
- No Forward Chain
- Freehold
- Energy Rating: C/71

Offered to the market with no forward chain and situated within a quiet residential area is this very well presented extended two bedroom detached bungalow.

The bungalow features a welcoming entrance hall leading to a spacious living room which is enhanced by a garden room and provides access to the garden. The modern kitchen features an integrated washing machine, tumble dryer, and slimline dishwasher and flows seamlessly into the dining area. There are two well-proportioned bedrooms, with the main bedroom enjoying the added luxury of a modern en-suite shower room, while a separate family bathroom serves the remainder of the property.

Externally the home boasts a L-shaped garden which provides a lovely balance patio areas and mature flower beds. To the front there is a driveway for two vehicles as well as a garage.

Tenure - Freehold
Local Authority - Central Bedfordshire Council
Council Tax Band - D
EPC - C / 71

Accommodation

Ground Floor

Entrance Porch

Hallway

Living Room *12' x 14'6" (3.66m x 4.42m).*

Garden Room *9 x 12'10" (9 x 3.9m).*

Kitchen *9'4" x 12'4" (2.84m x 3.76m).*

Dining Area *8'11" x 14'7" (2.72m x 4.45m).*

Bedroom One *8'10" x 11'1" (2.7m x 3.38m).*

Ensuite Shower Room *6'11" x 6'3" (2.1m x 1.9m).*

Bedroom Two *11'8" x 7'8" (3.56m x 2.34m).*

Bathroom *6'5" x 5'6" (1.96m x 1.68m).*

Outside

Driveway

Garage

Side and Rear Garden







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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