

EPC: C

Sun Street, Biggleswade, Bedfordshire

Offers Over: £200,000

TAYLORS













Set within a charming Grade II Listed former 16th Century Coach House, this beautifully presented two-bedroom ground floor flat perfectly combines period character with modern convenience. Offered in ready-to-move-into condition, the property is ideal for first-time buyers, downsizers or investors seeking something a little different.

The accommodation comprises an inviting entrance hall, two well-proportioned bedrooms, a modern bathroom, a fitted kitchen, and a comfortable living room centred around an attractive fireplace with log-burning stove, creating a warm and cosy focal point. The chimney and flue have recently been professionally cleaned and swept, providing added peace of mind for the new owner.

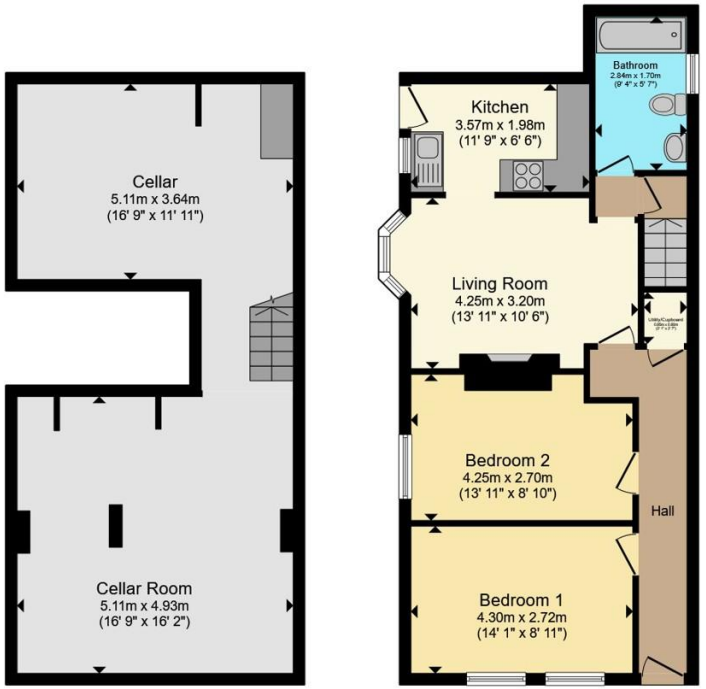
Retaining much of its historic appeal, the flat enjoys the character and charm expected from a property of this age, whilst benefitting from a modern gas boiler installed within the last three years.

A particular feature of the home is the substantial cellar/basement area, offering excellent storage space and potential for a variety of uses, subject to any necessary consents. Externally, the property benefits from off-road parking, a valuable addition in such a central and historic setting.

Rarely available and full of character, this unique home offers an excellent opportunity to acquire a piece of local history whilst enjoying comfortable modern







Total floor area 106.1 m² (1,142 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Share of Freehold**

Service Charge: **£0**

Years Left on Lease: **98**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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